



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Public Hearing to Consider Resolution Adopting Engineer's Report, Confirming the Assessments, Overruling Protests and Declaring Assessment Ballot Results and Annexing Territory to a Maintenance Assessment District and Forming Zone 5 and Zone 6 (Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5 and The Villas Zone 6 Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1)

MEETING DATE: September 1, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider a resolution for the following:

1. Adopting Engineer's Report
2. Confirming the assessments
3. Overruling protests and declaring assessment ballot results
4. Annexing territory to a maintenance assessment district and forming Zone 5 and Zone 6 (Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5 and The Villas Zone 6 Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1)

BACKGROUND INFORMATION: On July 7, 2004, the City Council adopted the following resolutions regarding the formation of the Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5 and The Villas Zone 6 Assessment Districts, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

1. Resolution of Preliminary Determination to Annex Territory to the Maintenance Assessment District, to Form a Zone, to Levy an Annual Assessment for Cost Incurred and Preliminary Approval of Engineer's Report.
2. Resolution of Intention to Annex Territory to a Maintenance Assessment District, to Form a Zone, to Levy and Collect an Annual Assessment for Maintenance and Operation of Improvements and for Costs and Expenses and Setting Time and Place of Public Meeting and Public Hearing and Setting Forth Mailed Property Owner Ballot Procedure and Notice.

Developers of the Legacy Estates I, Legacy Estates II, and Kirst Estates subdivisions and The Villas subdivision have elected to form assessment districts pursuant to the Landscaping and Lighting Act of 1972 for the purpose of installing and/or maintaining public improvements consisting of street parkway trees and public park area. Included in the developments' requirements is the replacement of the improvements at the end of its useful life.

Zone 5, Legacy Estates I, Legacy Estates II, Kirst Estates The estimated annual assessment for the first year is \$126 per unit, and the maximum annual assessment is \$230. The maximum annual assessment is subject to a yearly cost adjustment of the greater of either 5% or the percentage increase of the Local Consumer Price Index. Subsequent annual assessments will be based upon contract bid prices and the Engineer's Report schedule of replacement costs.

APPROVED:

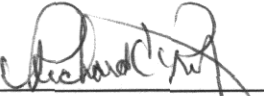
Janet S. Keeter, Interim City Manager

Public Hearing to Consider Resolution Adopting Engineer's Report, Confirming the Assessments, Overruling Protests and Declaring Assessment Ballot Results and Annexing Territory to a Maintenance Assessment District and Forming Zone 5 and Zone 6 (Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5 and The Villas Zone 6 Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1)
September 1, 2004
Page 2

Zone 6, The Villas The estimated annual assessment for the first year is \$425 per unit, and the maximum annual assessment is \$524. The maximum annual assessment is subject to a yearly cost adjustment of the greater of either 5% or the percentage increase of the Local Consumer Price Index. Subsequent annual assessments will be based upon contract bid prices and the Engineer's Report schedule of replacement costs.

In order for the assessment to be successful under Proposition 218 requirements, a majority of the landowners who vote (calculated in terms of dollars of assessment) must vote in favor of the proposals. If a majority vote is not received, the district will not be formed. At this time, there is a single owner of each subdivision.

FUNDING: The developers are funding construction of the street parkway trees that will be maintained by the Zone 5 and Zone 6 assessments and are reimbursing the City costs for the engineering and legal services required to form the zones and implement the annexation.



Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer

RCP/FWS/pmf

Attachments

cc: D. Stephen Schwabauer, City Attorney
Tony Goehring, Parks and Recreation Director
George Bradley, Street Superintendent

**ENGINEER'S REPORT
LEGACY ESTATES I, LEGACY ESTATES II,
AND KIRST ESTATES, ZONE 5,
AND
THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2005-2006

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

JUNE 2004

**ANNUAL ENGINEER'S REPORT
FOR THE 2005-2006 FISCAL YEAR**

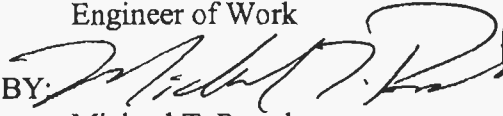
LEGACY ESTATES I, LEGACY ESTATES II,
AND KIRST ESTATES, ZONE 5,
AND
THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: June 30, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:


Michael T. Persak
RCE 44908



I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

June 30, 2004

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the “Landscaping and Lighting Act of 1972,” as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of two new zones (Legacy Estates I, Legacy Estates II, and Kirst Estates, Zone 5, and The Villas, Zone 6) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND

Zone 5 consists of a 77-lot residential development (Legacy Estates I), a 140-lot residential development (Legacy Estates II), and a 6-lot residential development (Kirst Estates) located in the southwestern portion of the City of Lodi. The Legacy Estates developments are being pursued by Frontiers Community Builders, and Kirst Estates is being pursued by Tokay Development. Zone 6 consists of an 80-lot residential development, located in the southeastern portion of the City of Lodi. This development is being pursued by KB Home. This report is relative to the proposed Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6, Landscape Maintenance Districts of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 developments are currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 projects, when completed, will include 223 and 80 dueF’s, respectively.

ASSESSMENT DISTRICT AREA

The areas of Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6, are described as all of the property within the following assessor’s parcels identified by assessor’s number (APN):

<u>Zone</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>
5	058	230	13, 17 (portion), 22, 25
6	062	290	17

A boundary map for Legacy Estates I and II and Kirst Estates, Zone 5, is attached to this Engineer's Report as Exhibit B. The assessment diagrams are attached as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

A boundary map for The Villas, Zone 6, is attached to this Engineer's Report as Exhibit D. The assessment diagrams are attached as Exhibit E. Again, Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts are created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in their respective Districts upon their completion.

1. Zone 5 – Description of Improvements for Future Development

Legacy Estates I

- A. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 10-24 of Legacy Estates I, approximately 950 linear feet.
- B. Street parkway trees located within the public street within the District Zone 5 boundary.
- C. Public park land area 0.72 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

Legacy Estates II

- A. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the west side of Mills Avenue from the project's southern boundary on Mills Avenue to the intersection of Wyndham Way, approximately 590 linear feet.
- B. A masonry wall and a 9.5-foot wide landscaping area, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 69-77 of Legacy Estates II, approximately 525 linear feet.
- C. Street parkway trees located within the public street within the District Zone 5 boundary.
- D. Public park land area 1.31 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

Kirst Estates

- A. Street parkway trees located within the public street within the District Zone 5 boundary.
- B. Public park land area 0.06 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

2. Zone 6 – Description of Improvements for Future Development

The Villas

- A. A masonry wall and an 8.5-foot wide landscaping area along the east side of Panzani Way at Harney Lane from the project's south boundary to the intersection of Porta Rossa Drive, approximately 120 linear feet.
- B. A masonry wall and a 27.5 to 43.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk, along the north side of Harney Lane from Panzani Way to the frontage road, approximately 425 linear feet.
- C. A masonry wall and a 15.0 to 44.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk along the west side of the frontage road from Harney Lane to the project's north boundary, approximately 700 linear feet.
- D. Ten 24-foot wide, common access driveways dispersed throughout the residential area, approximately 1200 linear feet.
- E. Parcel B, between lots 1 and 50, a variable width landscaping strip, approximately 250 linear feet.
- F. Street parkway trees located within the public street within the District Zone 6 boundary.
- G. Public park land area 0.75 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per thousand persons served.

ALLOCATION OF COSTS

Assessments for Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 recorded Final Maps or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel. One parcel has been designated for duplex use. This parcel will be assigned a dueF of 2.0.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall

annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 2003-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be

increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Zone 5: Lots 1-77 in Legacy Estates I, lots 1-140 in Legacy Estates II, and lots 1-6 in Kirst Estates shall be assessed equally for the estimated costs of maintenance for the fiscal year 2005-2006.
2. Zone 6: Lots 1-80 in The Villas shall be assessed equally for the estimated costs of maintenance for the fiscal year 2005-2006.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2005-2006 taxes for the developed areas are as follows:

ZONE 5

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
Landscape		
Maintenance	\$4,100.00	\$4,100.00
Repair/Replacement	\$400.00	\$400.00
Water	\$450.00	\$450.00
Electricity	\$300.00	\$300.00
Replacement Reserve	<u>\$3,600.00</u>	<u>\$3,600.00</u>
<i>Subtotal Landscape</i>	<i>\$8,850.00</i>	<i>\$8,850.00</i>
Walls		
Repair/Maintenance/Graffiti Control	\$700.00	\$700.00
Replacement Reserve	<u>\$2,950.00</u>	<u>\$2,950.00</u>
<i>Subtotal Walls</i>	<i>\$3,650.00</i>	<i>\$3,650.00</i>
Street Trees	\$7,300.00	\$7,300.00
Future Park Site	\$0.00	\$22,000.00
Est. Subtotal Operation Costs	\$19,800.00	\$41,800.00
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,298.00	\$2,490.00
Total Estimated Revenue Required for 2005-2006 Fiscal Year	\$28,098.00	\$51,290.00

ZONE 5 (continued)

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2005-2006 Fiscal Year	\$28,098.00	\$51,290.00
Total dueF	223	223
Assessment per dueF	\$126.00	\$230.00
MAXIMUM ANNUAL ASSESSMENT		\$230.00

ZONE 6

Landscape		
Maintenance	\$7,800.00	\$7,800.00
Repair/Replacement	\$800.00	\$800.00
Water	\$800.00	\$800.00
Electricity	\$550.00	\$550.00
Replacement Reserve	<u>\$6,750.00</u>	<u>\$6,750.00</u>
<i>Subtotal Landscape</i>	<i>\$16,700.00</i>	<i>\$16,700.00</i>
Walls		
Repair/Maintenance/Graffiti Control	\$700.00	\$700.00
Replacement Reserve	<u>\$4,100.00</u>	<u>\$4,100.00</u>
<i>Subtotal Walls</i>	<i>\$4,800.00</i>	<i>\$4,800.00</i>
Street Trees	\$1,400.00	\$1,400.00
Common Access Driveways	\$2,500.00	\$2,500.00
Future Park Site	\$0.00	\$7,500.00
Est. Subtotal Operation Costs	\$25,400.00	\$32,900.00

ZONE 6 (continued)

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,600.00	\$2,020.00
Total Estimated Revenue Required for 2005-2006 Fiscal Year	\$34,000.00	\$41,920.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2005-2006 Fiscal Year	\$34,000.00	\$41,920.00
Total dueF	80	80
Assessment per dueF	\$425.00	\$524.00
MAXIMUM ANNUAL ASSESSMENT		\$524.00

ASSESSMENT ROLL

The assessment roll for the fiscal year 2005-2006 is as follows:

Assessment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2005-06 Estimated Assessment	FY 2005-06 Maximum Assessment
Zone 5, Legacy Estates I and II and Kirst Estates						
1	058-230-25	Unit 1: Lots 1-77	Frontiers Community Builders	77	\$9,702.00	\$17,710.00
2	058-230-13	Unit 2: Lots 16-27, 40-71, 83, 84, 99, 100, 119-120	Frontiers Community Builders	50	\$6,300.00	\$11,500.00
3	058-230-22	Unit 2: Lots 1-15, 28-39, 72-82, 85-98, 101-118, 121-143	Frontiers Community Builders	90	\$11,340.00	\$20,700.00
4	058-230-17 (portion)	Lots 1-6	Tokay Development	6	\$756.00	\$1,380.00
Total Zone 5				223	\$28,098.00	\$51,290.00
Zone 6, The Villas						
1	062-029-17	1-80	KB Home	80	\$34,000.00	\$41,920.00
Total Zone 6				80	\$34,000.00	\$41,920.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zones 5 and 6. The proposed subdivisions will yield approximately 303 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, as set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this 30th day of June, 2004.

THOMPSON-HYSELL ENGINEERS
 Engineer of Work

BY: 

Michael T. Persak
 RCE 44908



**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
1	058-230-25	Legacy Estates Unit 1	Lot No. 1	\$126.00	\$230.00
2	058-230-25	Legacy Estates Unit 1	Lot No. 2	\$126.00	\$230.00
3	058-230-25	Legacy Estates Unit 1	Lot No. 3	\$126.00	\$230.00
4	058-230-25	Legacy Estates Unit 1	Lot No. 4	\$126.00	\$230.00
5	058-230-25	Legacy Estates Unit 1	Lot No. 5	\$126.00	\$230.00
6	058-230-25	Legacy Estates Unit 1	Lot No. 6	\$126.00	\$230.00
7	058-230-25	Legacy Estates Unit 1	Lot No. 7	\$126.00	\$230.00
8	058-230-25	Legacy Estates Unit 1	Lot No. 8	\$126.00	\$230.00
9	058-230-25	Legacy Estates Unit 1	Lot No. 9	\$126.00	\$230.00
10	058-230-25	Legacy Estates Unit 1	Lot No. 10	\$126.00	\$230.00
11	058-230-25	Legacy Estates Unit 1	Lot No. 11	\$126.00	\$230.00
12	058-230-25	Legacy Estates Unit 1	Lot No. 12	\$126.00	\$230.00
13	058-230-25	Legacy Estates Unit 1	Lot No. 13	\$126.00	\$230.00
14	058-230-25	Legacy Estates Unit 1	Lot No. 14	\$126.00	\$230.00
15	058-230-25	Legacy Estates Unit 1	Lot No. 15	\$126.00	\$230.00
16	058-230-25	Legacy Estates Unit 1	Lot No. 16	\$126.00	\$230.00
17	058-230-25	Legacy Estates Unit 1	Lot No. 17	\$126.00	\$230.00
18	058-230-25	Legacy Estates Unit 1	Lot No. 18	\$126.00	\$230.00
19	058-230-25	Legacy Estates Unit 1	Lot No. 19	\$126.00	\$230.00
20	058-230-25	Legacy Estates Unit 1	Lot No. 20	\$126.00	\$230.00
21	058-230-25	Legacy Estates Unit 1	Lot No. 21	\$126.00	\$230.00
22	058-230-25	Legacy Estates Unit 1	Lot No. 22	\$126.00	\$230.00
23	058-230-25	Legacy Estates Unit 1	Lot No. 23	\$126.00	\$230.00
24	058-230-25	Legacy Estates Unit 1	Lot No. 24	\$126.00	\$230.00
25	058-230-25	Legacy Estates Unit 1	Lot No. 25	\$126.00	\$230.00
26	058-230-25	Legacy Estates Unit 1	Lot No. 26	\$126.00	\$230.00
27	058-230-25	Legacy Estates Unit 1	Lot No. 27	\$126.00	\$230.00
28	058-230-25	Legacy Estates Unit 1	Lot No. 28	\$126.00	\$230.00
29	058-230-25	Legacy Estates Unit 1	Lot No. 29	\$126.00	\$230.00
30	058-230-25	Legacy Estates Unit 1	Lot No. 30	\$126.00	\$230.00
31	058-230-25	Legacy Estates Unit 1	Lot No. 31	\$126.00	\$230.00
32	058-230-25	Legacy Estates Unit 1	Lot No. 32	\$126.00	\$230.00
33	058-230-25	Legacy Estates Unit 1	Lot No. 33	\$126.00	\$230.00
34	058-230-25	Legacy Estates Unit 1	Lot No. 34	\$126.00	\$230.00
35	058-230-25	Legacy Estates Unit 1	Lot No. 35	\$126.00	\$230.00
36	058-230-25	Legacy Estates Unit 1	Lot No. 36	\$126.00	\$230.00
37	058-230-25	Legacy Estates Unit 1	Lot No. 37	\$126.00	\$230.00
38	058-230-25	Legacy Estates Unit 1	Lot No. 38	\$126.00	\$230.00
39	058-230-25	Legacy Estates Unit 1	Lot No. 39	\$126.00	\$230.00
40	058-230-25	Legacy Estates Unit 1	Lot No. 40	\$126.00	\$230.00
41	058-230-25	Legacy Estates Unit 1	Lot No. 41	\$126.00	\$230.00
42	058-230-25	Legacy Estates Unit 1	Lot No. 42	\$126.00	\$230.00
43	058-230-25	Legacy Estates Unit 1	Lot No. 43	\$126.00	\$230.00
44	058-230-25	Legacy Estates Unit 1	Lot No. 44	\$126.00	\$230.00
45	058-230-25	Legacy Estates Unit 1	Lot No. 45	\$126.00	\$230.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
46	058-230-25	Legacy Estates Unit 1	Lot No. 46	\$126.00	\$230.00
47	058-230-25	Legacy Estates Unit 1	Lot No. 47	\$126.00	\$230.00
48	058-230-25	Legacy Estates Unit 1	Lot No. 48	\$126.00	\$230.00
49	058-230-25	Legacy Estates Unit 1	Lot No. 49	\$126.00	\$230.00
50	058-230-25	Legacy Estates Unit 1	Lot No. 50	\$126.00	\$230.00
51	058-230-25	Legacy Estates Unit 1	Lot No. 51	\$126.00	\$230.00
52	058-230-25	Legacy Estates Unit 1	Lot No. 52	\$126.00	\$230.00
53	058-230-25	Legacy Estates Unit 1	Lot No. 53	\$126.00	\$230.00
54	058-230-25	Legacy Estates Unit 1	Lot No. 54	\$126.00	\$230.00
55	058-230-25	Legacy Estates Unit 1	Lot No. 55	\$126.00	\$230.00
56	058-230-25	Legacy Estates Unit 1	Lot No. 56	\$126.00	\$230.00
57	058-230-25	Legacy Estates Unit 1	Lot No. 57	\$126.00	\$230.00
58	058-230-25	Legacy Estates Unit 1	Lot No. 58	\$126.00	\$230.00
59	058-230-25	Legacy Estates Unit 1	Lot No. 59	\$126.00	\$230.00
60	058-230-25	Legacy Estates Unit 1	Lot No. 60	\$126.00	\$230.00
61	058-230-25	Legacy Estates Unit 1	Lot No. 61	\$126.00	\$230.00
62	058-230-25	Legacy Estates Unit 1	Lot No. 62	\$126.00	\$230.00
63	058-230-25	Legacy Estates Unit 1	Lot No. 63	\$126.00	\$230.00
64	058-230-25	Legacy Estates Unit 1	Lot No. 64	\$126.00	\$230.00
65	058-230-25	Legacy Estates Unit 1	Lot No. 65	\$126.00	\$230.00
66	058-230-25	Legacy Estates Unit 1	Lot No. 66	\$126.00	\$230.00
67	058-230-25	Legacy Estates Unit 1	Lot No. 67	\$126.00	\$230.00
68	058-230-25	Legacy Estates Unit 1	Lot No. 68	\$126.00	\$230.00
69	058-230-25	Legacy Estates Unit 1	Lot No. 69	\$126.00	\$230.00
70	058-230-25	Legacy Estates Unit 1	Lot No. 70	\$126.00	\$230.00
71	058-230-25	Legacy Estates Unit 1	Lot No. 71	\$126.00	\$230.00
72	058-230-25	Legacy Estates Unit 1	Lot No. 72	\$126.00	\$230.00
73	058-230-25	Legacy Estates Unit 1	Lot No. 73	\$126.00	\$230.00
74	058-230-25	Legacy Estates Unit 1	Lot No. 74	\$126.00	\$230.00
75	058-230-25	Legacy Estates Unit 1	Lot No. 75	\$126.00	\$230.00
76	058-230-25	Legacy Estates Unit 1	Lot No. 76	\$126.00	\$230.00
77	058-230-25	Legacy Estates Unit 1	Lot No. 77	\$126.00	\$230.00
78	058-230-22	Legacy Estates Unit 2	Lot No. 1	\$126.00	\$230.00
79	058-230-22	Legacy Estates Unit 2	Lot No. 2	\$126.00	\$230.00
80	058-230-22	Legacy Estates Unit 2	Lot No. 3	\$126.00	\$230.00
81	058-230-22	Legacy Estates Unit 2	Lot No. 4	\$126.00	\$230.00
82	058-230-22	Legacy Estates Unit 2	Lot No. 5	\$126.00	\$230.00
83	058-230-22	Legacy Estates Unit 2	Lot No. 6	\$126.00	\$230.00
84	058-230-22	Legacy Estates Unit 2	Lot No. 7	\$126.00	\$230.00
85	058-230-22	Legacy Estates Unit 2	Lot No. 8	\$126.00	\$230.00
86	058-230-22	Legacy Estates Unit 2	Lot No. 9	\$126.00	\$230.00
87	058-230-22	Legacy Estates Unit 2	Lot No. 10	\$126.00	\$230.00
88	058-230-22	Legacy Estates Unit 2	Lot No. 11	\$126.00	\$230.00
89	058-230-22	Legacy Estates Unit 2	Lot No. 12	\$126.00	\$230.00
90	058-230-22	Legacy Estates Unit 2	Lot No. 13	\$126.00	\$230.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
91	058-230-22	Legacy Estates Unit 2	Lot No. 14	\$126.00	\$230.00
92	058-230-22	Legacy Estates Unit 2	Lot No. 15	\$126.00	\$230.00
93	058-230-13	Legacy Estates Unit 2	Lot No. 16	\$126.00	\$230.00
94	058-230-13	Legacy Estates Unit 2	Lot No. 17	\$126.00	\$230.00
95	058-230-13	Legacy Estates Unit 2	Lot No. 18	\$126.00	\$230.00
96	058-230-13	Legacy Estates Unit 2	Lot No. 19	\$126.00	\$230.00
97	058-230-13	Legacy Estates Unit 2	Lot No. 20	\$126.00	\$230.00
98	058-230-13	Legacy Estates Unit 2	Lot No. 21	\$126.00	\$230.00
99	058-230-13	Legacy Estates Unit 2	Lot No. 22	\$126.00	\$230.00
100	058-230-13	Legacy Estates Unit 2	Lot No. 23	\$126.00	\$230.00
101	058-230-13	Legacy Estates Unit 2	Lot No. 24	\$126.00	\$230.00
102	058-230-13	Legacy Estates Unit 2	Lot No. 25	\$126.00	\$230.00
103	058-230-13	Legacy Estates Unit 2	Lot No. 26	\$126.00	\$230.00
104	058-230-13	Legacy Estates Unit 2	Lot No. 27	\$126.00	\$230.00
105	058-230-15	Legacy Estates Unit 2	Lot No. 28	\$126.00	\$230.00
106	058-230-15	Legacy Estates Unit 2	Lot No. 29	\$126.00	\$230.00
107	058-230-15	Legacy Estates Unit 2	Lot No. 30	\$126.00	\$230.00
108	058-230-15	Legacy Estates Unit 2	Lot No. 31	\$126.00	\$230.00
109	058-230-15	Legacy Estates Unit 2	Lot No. 32	\$126.00	\$230.00
110	058-230-15	Legacy Estates Unit 2	Lot No. 33	\$126.00	\$230.00
111	058-230-15	Legacy Estates Unit 2	Lot No. 34	\$126.00	\$230.00
112	058-230-15	Legacy Estates Unit 2	Lot No. 35	\$126.00	\$230.00
113	058-230-15	Legacy Estates Unit 2	Lot No. 36	\$126.00	\$230.00
114	058-230-15	Legacy Estates Unit 2	Lot No. 37	\$126.00	\$230.00
115	058-230-15	Legacy Estates Unit 2	Lot No. 38	\$126.00	\$230.00
116	058-230-15	Legacy Estates Unit 2	Lot No. 39	\$126.00	\$230.00
117	058-230-13	Legacy Estates Unit 2	Lot No. 40	\$126.00	\$230.00
118	058-230-13	Legacy Estates Unit 2	Lot No. 41	\$126.00	\$230.00
119	058-230-13	Legacy Estates Unit 2	Lot No. 42	\$126.00	\$230.00
120	058-230-13	Legacy Estates Unit 2	Lot No. 43	\$126.00	\$230.00
121	058-230-13	Legacy Estates Unit 2	Lot No. 44	\$126.00	\$230.00
122	058-230-13	Legacy Estates Unit 2	Lot No. 45	\$126.00	\$230.00
123	058-230-13	Legacy Estates Unit 2	Lot No. 46	\$126.00	\$230.00
124	058-230-13	Legacy Estates Unit 2	Lot No. 47	\$126.00	\$230.00
125	058-230-13	Legacy Estates Unit 2	Lot No. 48	\$126.00	\$230.00
126	058-230-13	Legacy Estates Unit 2	Lot No. 49	\$126.00	\$230.00
127	058-230-13	Legacy Estates Unit 2	Lot No. 50	\$126.00	\$230.00
128	058-230-13	Legacy Estates Unit 2	Lot No. 51	\$126.00	\$230.00
129	058-230-13	Legacy Estates Unit 2	Lot No. 52	\$126.00	\$230.00
130	058-230-13	Legacy Estates Unit 2	Lot No. 53	\$126.00	\$230.00
131	058-230-13	Legacy Estates Unit 2	Lot No. 54	\$126.00	\$230.00
132	058-230-13	Legacy Estates Unit 2	Lot No. 55	\$126.00	\$230.00
133	058-230-13	Legacy Estates Unit 2	Lot No. 56	\$126.00	\$230.00
134	058-230-13	Legacy Estates Unit 2	Lot No. 57	\$126.00	\$230.00
135	058-230-13	Legacy Estates Unit 2	Lot No. 58	\$126.00	\$230.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
136	058-230-13	Legacy Estates Unit 2	Lot No. 59	\$126.00	\$230.00
137	058-230-13	Legacy Estates Unit 2	Lot No. 60	\$126.00	\$230.00
138	058-230-13	Legacy Estates Unit 2	Lot No. 61	\$126.00	\$230.00
139	058-230-13	Legacy Estates Unit 2	Lot No. 62	\$126.00	\$230.00
140	058-230-13	Legacy Estates Unit 2	Lot No. 63	\$126.00	\$230.00
141	058-230-13	Legacy Estates Unit 2	Lot No. 64	\$126.00	\$230.00
142	058-230-13	Legacy Estates Unit 2	Lot No. 65	\$126.00	\$230.00
143	058-230-13	Legacy Estates Unit 2	Lot No. 66	\$126.00	\$230.00
144	058-230-13	Legacy Estates Unit 2	Lot No. 67	\$126.00	\$230.00
145	058-230-13	Legacy Estates Unit 2	Lot No. 68	\$126.00	\$230.00
146	058-230-13	Legacy Estates Unit 2	Lot No. 69	\$126.00	\$230.00
147	058-230-13	Legacy Estates Unit 2	Lot No. 70	\$126.00	\$230.00
148	058-230-13	Legacy Estates Unit 2	Lot No. 71	\$126.00	\$230.00
149	058-230-22	Legacy Estates Unit 2	Lot No. 72	\$126.00	\$230.00
150	058-230-22	Legacy Estates Unit 2	Lot No. 73	\$126.00	\$230.00
151	058-230-22	Legacy Estates Unit 2	Lot No. 74	\$126.00	\$230.00
152	058-230-22	Legacy Estates Unit 2	Lot No. 75	\$126.00	\$230.00
153	058-230-22	Legacy Estates Unit 2	Lot No. 76	\$126.00	\$230.00
154	058-230-22	Legacy Estates Unit 2	Lot No. 77	\$126.00	\$230.00
155	058-230-22	Legacy Estates Unit 2	Lot No. 78	\$126.00	\$230.00
156	058-230-22	Legacy Estates Unit 2	Lot No. 79	\$126.00	\$230.00
157	058-230-22	Legacy Estates Unit 2	Lot No. 80	\$126.00	\$230.00
158	058-230-22	Legacy Estates Unit 2	Lot No. 81	\$126.00	\$230.00
159	058-230-22	Legacy Estates Unit 2	Lot No. 82	\$126.00	\$230.00
160	058-230-13	Legacy Estates Unit 2	Lot No. 83	\$126.00	\$230.00
161	058-230-13	Legacy Estates Unit 2	Lot No. 84	\$126.00	\$230.00
162	058-230-22	Legacy Estates Unit 2	Lot No. 85	\$126.00	\$230.00
163	058-230-22	Legacy Estates Unit 2	Lot No. 86	\$126.00	\$230.00
164	058-230-22	Legacy Estates Unit 2	Lot No. 87	\$126.00	\$230.00
165	058-230-22	Legacy Estates Unit 2	Lot No. 88	\$126.00	\$230.00
166	058-230-22	Legacy Estates Unit 2	Lot No. 89	\$126.00	\$230.00
167	058-230-22	Legacy Estates Unit 2	Lot No. 90	\$126.00	\$230.00
168	058-230-22	Legacy Estates Unit 2	Lot No. 91	\$126.00	\$230.00
169	058-230-22	Legacy Estates Unit 2	Lot No. 92	\$126.00	\$230.00
170	058-230-22	Legacy Estates Unit 2	Lot No. 93	\$126.00	\$230.00
171	058-230-22	Legacy Estates Unit 2	Lot No. 94	\$126.00	\$230.00
172	058-230-22	Legacy Estates Unit 2	Lot No. 95	\$126.00	\$230.00
173	058-230-22	Legacy Estates Unit 2	Lot No. 96	\$126.00	\$230.00
174	058-230-22	Legacy Estates Unit 2	Lot No. 97	\$126.00	\$230.00
175	058-230-22	Legacy Estates Unit 2	Lot No. 98	\$126.00	\$230.00
176	058-230-13	Legacy Estates Unit 2	Lot No. 99	\$126.00	\$230.00
177	058-230-13	Legacy Estates Unit 2	Lot No. 100	\$126.00	\$230.00
178	058-230-22	Legacy Estates Unit 2	Lot No. 101	\$126.00	\$230.00
179	058-230-22	Legacy Estates Unit 2	Lot No. 102	\$126.00	\$230.00
180	058-230-22	Legacy Estates Unit 2	Lot No. 103	\$126.00	\$230.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
181	058-230-22	Legacy Estates Unit 2	Lot No. 104	\$126.00	\$230.00
182	058-230-22	Legacy Estates Unit 2	Lot No. 105	\$126.00	\$230.00
183	058-230-22	Legacy Estates Unit 2	Lot No. 106	\$126.00	\$230.00
184	058-230-22	Legacy Estates Unit 2	Lot No. 107	\$126.00	\$230.00
185	058-230-22	Legacy Estates Unit 2	Lot No. 108	\$126.00	\$230.00
186	058-230-22	Legacy Estates Unit 2	Lot No. 109	\$126.00	\$230.00
187	058-230-22	Legacy Estates Unit 2	Lot No. 110	\$126.00	\$230.00
188	058-230-22	Legacy Estates Unit 2	Lot No. 111	\$126.00	\$230.00
189	058-230-22	Legacy Estates Unit 2	Lot No. 112	\$126.00	\$230.00
190	058-230-22	Legacy Estates Unit 2	Lot No. 113	\$126.00	\$230.00
191	058-230-22	Legacy Estates Unit 2	Lot No. 114	\$126.00	\$230.00
192	058-230-22	Legacy Estates Unit 2	Lot No. 115	\$126.00	\$230.00
193	058-230-22	Legacy Estates Unit 2	Lot No. 116	\$126.00	\$230.00
194	058-230-22	Legacy Estates Unit 2	Lot No. 117	\$126.00	\$230.00
195	058-230-22	Legacy Estates Unit 2	Lot No. 118	\$126.00	\$230.00
196	058-230-13	Legacy Estates Unit 2	Lot No. 119	\$126.00	\$230.00
197	058-230-13	Legacy Estates Unit 2	Lot No. 120	\$126.00	\$230.00
198	058-230-22	Legacy Estates Unit 2	Lot No. 121	\$126.00	\$230.00
199	058-230-22	Legacy Estates Unit 2	Lot No. 122	\$126.00	\$230.00
200	058-230-22	Legacy Estates Unit 2	Lot No. 123	\$126.00	\$230.00
201	058-230-22	Legacy Estates Unit 2	Lot No. 124	\$126.00	\$230.00
202	058-230-22	Legacy Estates Unit 2	Lot No. 125	\$126.00	\$230.00
203	058-230-22	Legacy Estates Unit 2	Lot No. 126	\$126.00	\$230.00
204	058-230-22	Legacy Estates Unit 2	Lot No. 127	\$126.00	\$230.00
205	058-230-22	Legacy Estates Unit 2	Lot No. 128	\$126.00	\$230.00
206	058-230-22	Legacy Estates Unit 2	Lot No. 129	\$126.00	\$230.00
207	058-230-22	Legacy Estates Unit 2	Lot No. 130	\$126.00	\$230.00
208	058-230-22	Legacy Estates Unit 2	Lot No. 131	\$126.00	\$230.00
209	058-230-22	Legacy Estates Unit 2	Lot No. 132	\$126.00	\$230.00
210	058-230-22	Legacy Estates Unit 2	Lot No. 133	\$126.00	\$230.00
211	058-230-22	Legacy Estates Unit 2	Lot No. 134	\$126.00	\$230.00
212	058-230-22	Legacy Estates Unit 2	Lot No. 135	\$126.00	\$230.00
213	058-230-22	Legacy Estates Unit 2	Lot No. 136	\$126.00	\$230.00
214	058-230-22	Legacy Estates Unit 2	Lot No. 137	\$126.00	\$230.00
215	058-230-22	Legacy Estates Unit 2	Lot No. 138	\$126.00	\$230.00
216	058-230-22	Legacy Estates Unit 2	Lot No. 139	\$126.00	\$230.00
217	058-230-22	Legacy Estates Unit 2	Lot No. 140	\$126.00	\$230.00
218	058-230-17	Kirst Estates	Lot No. 1	\$126.00	\$230.00
219	058-230-17	Kirst Estates	Lot No. 2	\$126.00	\$230.00
220	058-230-17	Kirst Estates	Lot No. 3	\$126.00	\$230.00
221	058-230-17	Kirst Estates	Lot No. 4	\$126.00	\$230.00
222	058-230-17	Kirst Estates	Lot No. 5	\$126.00	\$230.00
223	058-230-17	Kirst Estates	Lot No. 6	\$126.00	\$230.00

ZONE 5 TOTAL \$28,098.00 \$51,290.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
224	062-029-17	The Villas	Lot No. 1	\$425.00	\$524.00
225	062-029-17	The Villas	Lot No. 2	\$425.00	\$524.00
226	062-029-17	The Villas	Lot No. 3	\$425.00	\$524.00
227	062-029-17	The Villas	Lot No. 4	\$425.00	\$524.00
228	062-029-17	The Villas	Lot No. 5	\$425.00	\$524.00
229	062-029-17	The Villas	Lot No. 6	\$425.00	\$524.00
230	062-029-17	The Villas	Lot No. 7	\$425.00	\$524.00
231	062-029-17	The Villas	Lot No. 8	\$425.00	\$524.00
232	062-029-17	The Villas	Lot No. 9	\$425.00	\$524.00
233	062-029-17	The Villas	Lot No. 10	\$425.00	\$524.00
234	062-029-17	The Villas	Lot No. 11	\$425.00	\$524.00
235	062-029-17	The Villas	Lot No. 12	\$425.00	\$524.00
236	062-029-17	The Villas	Lot No. 13	\$425.00	\$524.00
237	062-029-17	The Villas	Lot No. 14	\$425.00	\$524.00
238	062-029-17	The Villas	Lot No. 15	\$425.00	\$524.00
239	062-029-17	The Villas	Lot No. 16	\$425.00	\$524.00
240	062-029-17	The Villas	Lot No. 17	\$425.00	\$524.00
241	062-029-17	The Villas	Lot No. 18	\$425.00	\$524.00
242	062-029-17	The Villas	Lot No. 19	\$425.00	\$524.00
243	062-029-17	The Villas	Lot No. 20	\$425.00	\$524.00
244	062-029-17	The Villas	Lot No. 21	\$425.00	\$524.00
245	062-029-17	The Villas	Lot No. 22	\$425.00	\$524.00
246	062-029-17	The Villas	Lot No. 23	\$425.00	\$524.00
247	062-029-17	The Villas	Lot No. 24	\$425.00	\$524.00
248	062-029-17	The Villas	Lot No. 25	\$425.00	\$524.00
249	062-029-17	The Villas	Lot No. 26	\$425.00	\$524.00
250	062-029-17	The Villas	Lot No. 27	\$425.00	\$524.00
251	062-029-17	The Villas	Lot No. 28	\$425.00	\$524.00
252	062-029-17	The Villas	Lot No. 29	\$425.00	\$524.00
253	062-029-17	The Villas	Lot No. 30	\$425.00	\$524.00
254	062-029-17	The Villas	Lot No. 31	\$425.00	\$524.00
255	062-029-17	The Villas	Lot No. 32	\$425.00	\$524.00
256	062-029-17	The Villas	Lot No. 33	\$425.00	\$524.00
257	062-029-17	The Villas	Lot No. 34	\$425.00	\$524.00
258	062-029-17	The Villas	Lot No. 35	\$425.00	\$524.00
259	062-029-17	The Villas	Lot No. 36	\$425.00	\$524.00
260	062-029-17	The Villas	Lot No. 37	\$425.00	\$524.00
261	062-029-17	The Villas	Lot No. 38	\$425.00	\$524.00
262	062-029-17	The Villas	Lot No. 39	\$425.00	\$524.00
263	062-029-17	The Villas	Lot No. 40	\$425.00	\$524.00
264	062-029-17	The Villas	Lot No. 41	\$425.00	\$524.00
265	062-029-17	The Villas	Lot No. 42	\$425.00	\$524.00
266	062-029-17	The Villas	Lot No. 43	\$425.00	\$524.00
267	062-029-17	The Villas	Lot No. 44	\$425.00	\$524.00
268	062-029-17	The Villas	Lot No. 45	\$425.00	\$524.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
269	062-029-17	The Villas	Lot No. 46	\$425.00	\$524.00
270	062-029-17	The Villas	Lot No. 47	\$425.00	\$524.00
271	062-029-17	The Villas	Lot No. 48	\$425.00	\$524.00
272	062-029-17	The Villas	Lot No. 49	\$425.00	\$524.00
273	062-029-17	The Villas	Lot No. 50	\$425.00	\$524.00
274	062-029-17	The Villas	Lot No. 51	\$425.00	\$524.00
275	062-029-17	The Villas	Lot No. 52	\$425.00	\$524.00
276	062-029-17	The Villas	Lot No. 53	\$425.00	\$524.00
277	062-029-17	The Villas	Lot No. 54	\$425.00	\$524.00
278	062-029-17	The Villas	Lot No. 55	\$425.00	\$524.00
279	062-029-17	The Villas	Lot No. 56	\$425.00	\$524.00
280	062-029-17	The Villas	Lot No. 57	\$425.00	\$524.00
281	062-029-17	The Villas	Lot No. 58	\$425.00	\$524.00
282	062-029-17	The Villas	Lot No. 59	\$425.00	\$524.00
283	062-029-17	The Villas	Lot No. 60	\$425.00	\$524.00
284	062-029-17	The Villas	Lot No. 61	\$425.00	\$524.00
285	062-029-17	The Villas	Lot No. 62	\$425.00	\$524.00
286	062-029-17	The Villas	Lot No. 63	\$425.00	\$524.00
287	062-029-17	The Villas	Lot No. 64	\$425.00	\$524.00
288	062-029-17	The Villas	Lot No. 65	\$425.00	\$524.00
289	062-029-17	The Villas	Lot No. 66	\$425.00	\$524.00
290	062-029-17	The Villas	Lot No. 67	\$425.00	\$524.00
291	062-029-17	The Villas	Lot No. 68	\$425.00	\$524.00
292	062-029-17	The Villas	Lot No. 69	\$425.00	\$524.00
293	062-029-17	The Villas	Lot No. 70	\$425.00	\$524.00
294	062-029-17	The Villas	Lot No. 71	\$425.00	\$524.00
295	062-029-17	The Villas	Lot No. 72	\$425.00	\$524.00
296	062-029-17	The Villas	Lot No. 73	\$425.00	\$524.00
297	062-029-17	The Villas	Lot No. 74	\$425.00	\$524.00
298	062-029-17	The Villas	Lot No. 75	\$425.00	\$524.00
299	062-029-17	The Villas	Lot No. 76	\$425.00	\$524.00
300	062-029-17	The Villas	Lot No. 77	\$425.00	\$524.00
301	062-029-17	The Villas	Lot No. 78	\$425.00	\$524.00
302	062-029-17	The Villas	Lot No. 79	\$425.00	\$524.00
303	062-029-17	The Villas	Lot No. 80	\$425.00	\$524.00
ZONE 6 TOTAL				\$34,000.00	\$41,920.00

1016 12th STREET MODESTO, CALIFORNIA
JUNE, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
OF _____, 2004.

CITY CLERK OF THE CITY OF LOON

RECORDED THIS _____ DAY OF _____, 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____, PAGE _____ OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF _____, 2004, BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B

ASSESSMENT DIAGRAM, ZONE 5
LEGACY ESTATES W&I, AND KIRST ESTATES
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING THE SOUTHEAST PORTION OF SECTION 15
T.3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI

FILED THIS _____ DAY OF _____, 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____, 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY ON THE _____ DAY OF _____, 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

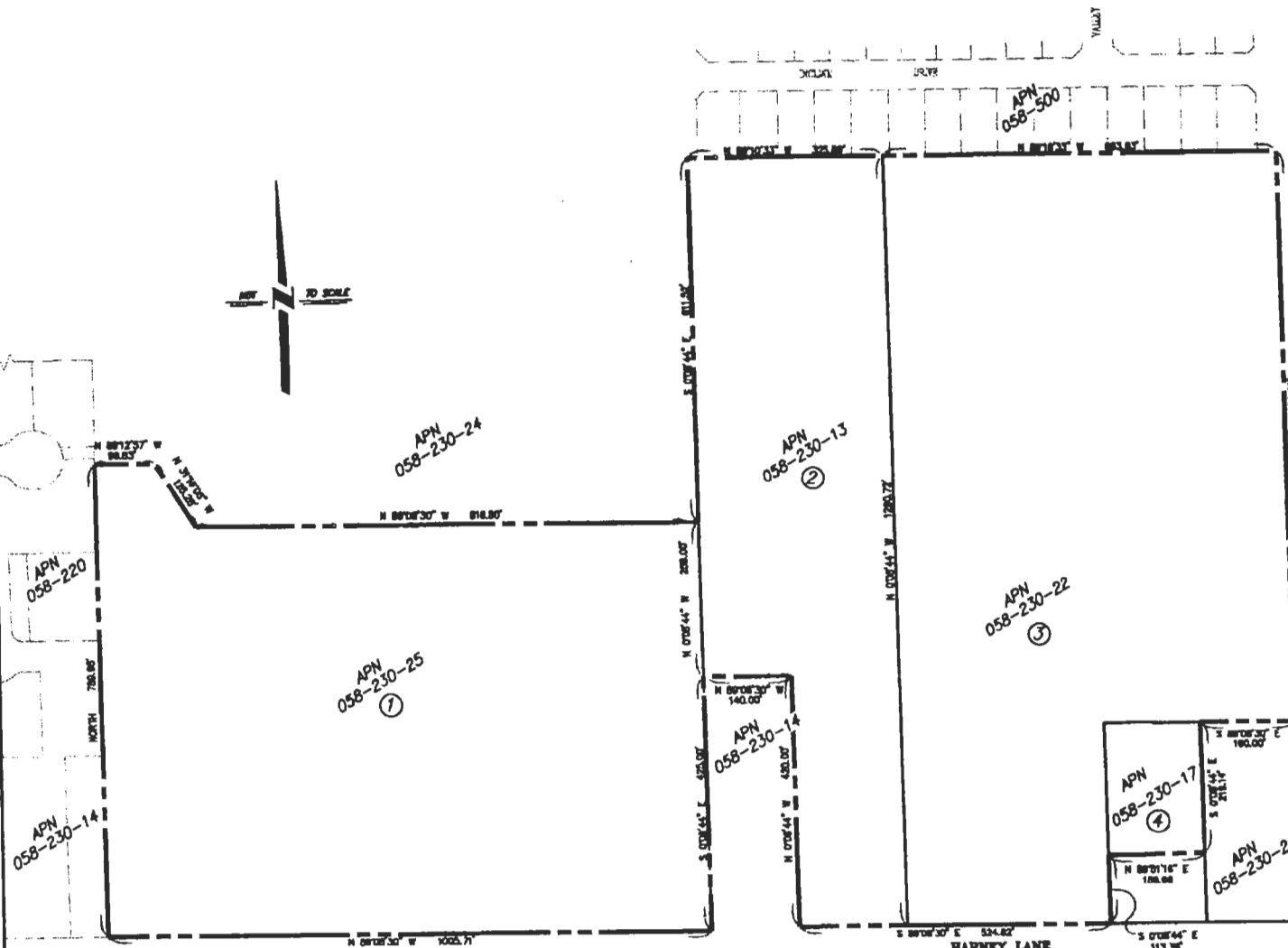
CITY CLERK OF THE CITY OF LODI

EXHIBIT C

SHEET 1 OF 2

**THOMPSON-HYSELL
ENGINEERS**

A DIVISION OF THE BURNS ENGINEERING, INC.
1000 NEW STREET, ANAHEIM, CA 92801 (951) 581-0000



NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN
THE CITY OF LODI AND WITHIN THE DESIGNATED
ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION
AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 42.80 ACRES.

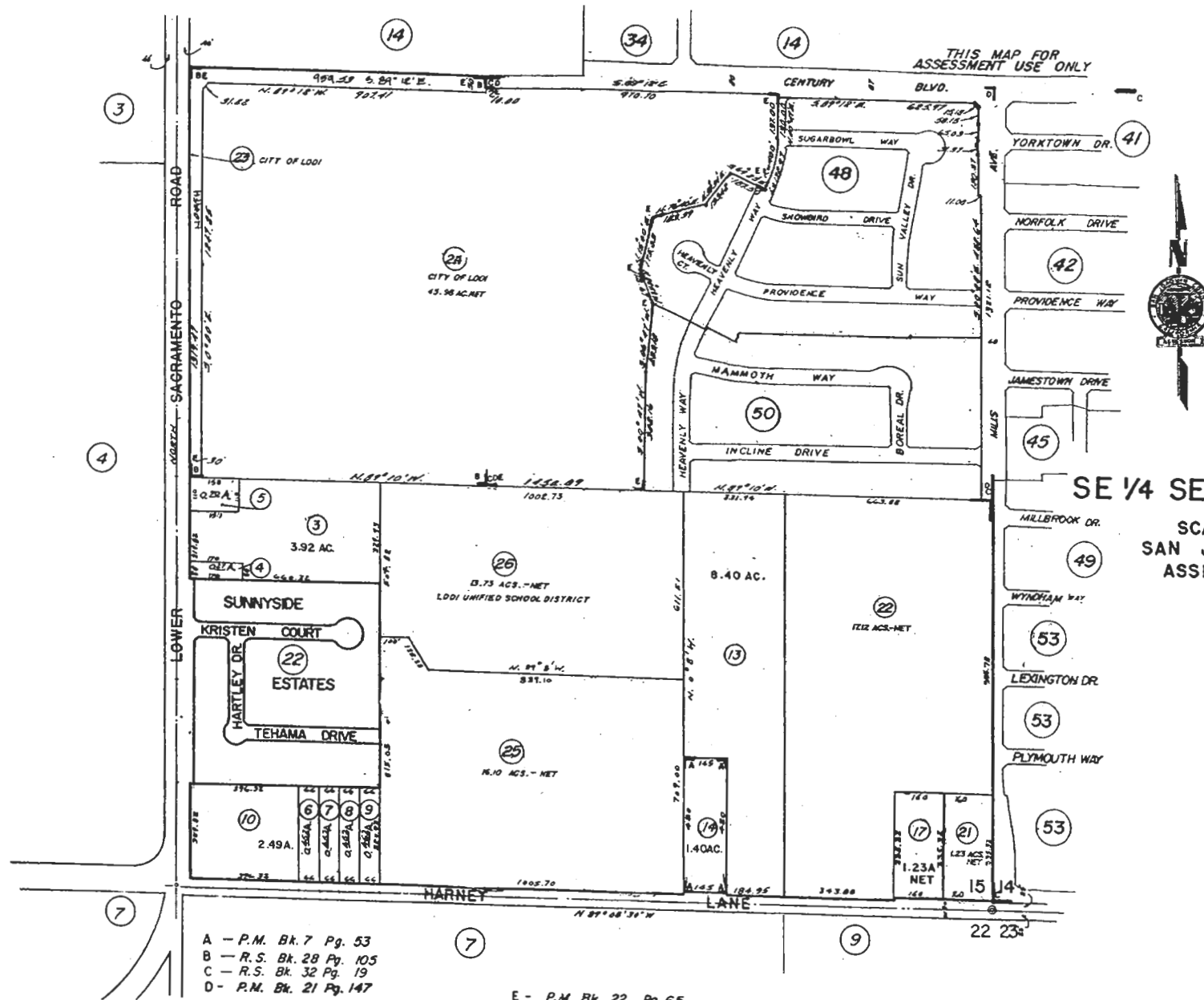
LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
058	230	13, 17 (PORTION), 22, 25

058-23



APR 16 2003

EXHIBIT C

SHEET 2 OF 2

PROPOSED AMENDED BOUNDARIES
(THE VILLAS, ZONE 6 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 13, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
1016 12th STREET MODESTO, CALIFORNIA
JUNE, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
OF _____, 2004.

PROJECT SUMMARY

THE VILLAS 80 duaf's

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____, 2004, AT THE HOUR
OF _____ O'CLOCK, IN BOOK _____ PAGE _____ OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED
AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

--- OVERALL DISTRICT BOUNDARY LINE

EXHIBIT D



ASSESSMENT DIAGRAM, ZONE 6
THE VILLAS
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING THE SOUTHEAST PORTION OF SECTION 13
T.3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS
DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS
DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY OF LODI, _____ DAY OF _____ 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

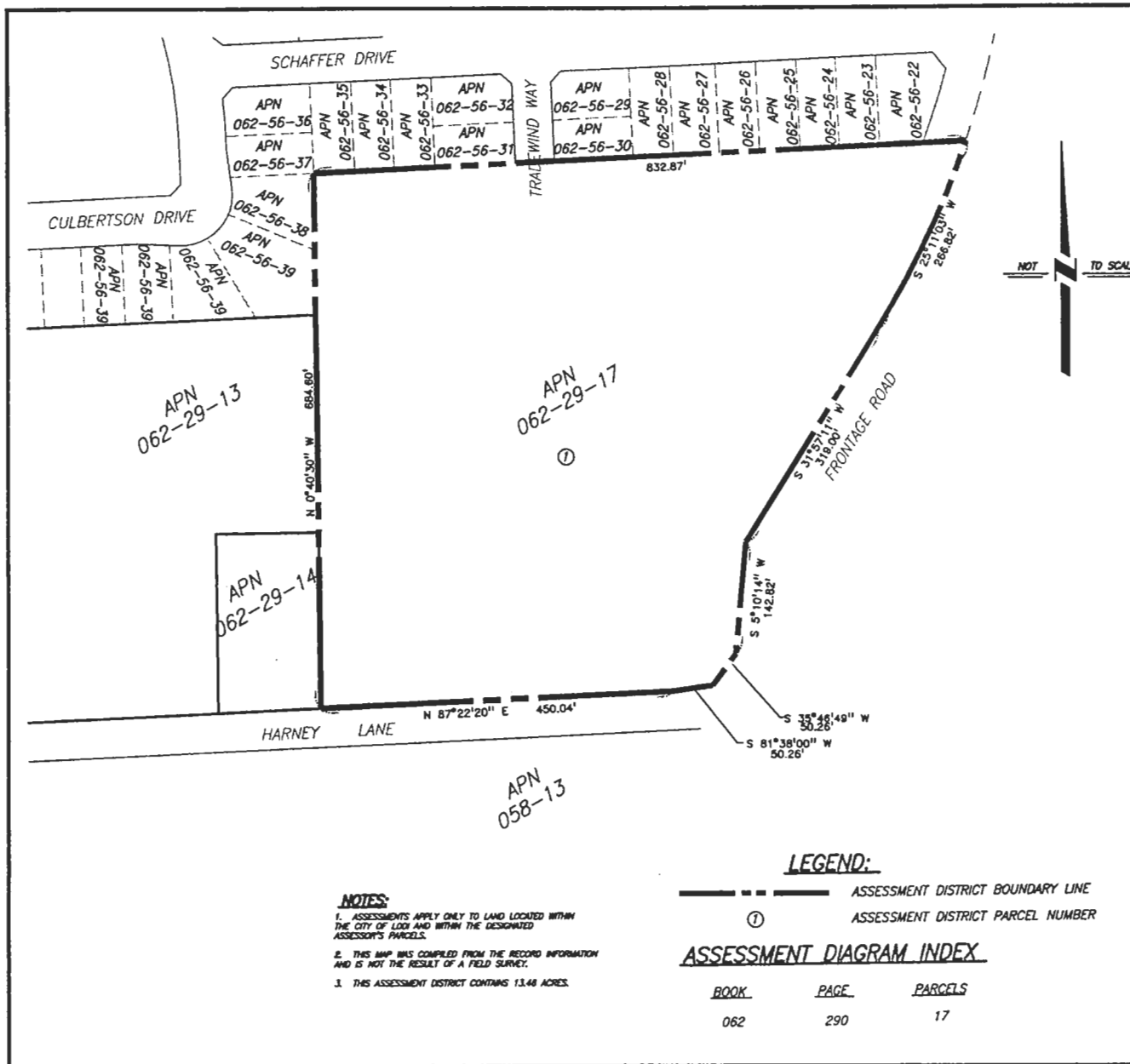
CITY CLERK OF THE CITY OF LODI

EXHIBIT E

SHEET 1 OF 2

**THOMPSON-HYSELL
ENGINEERS**

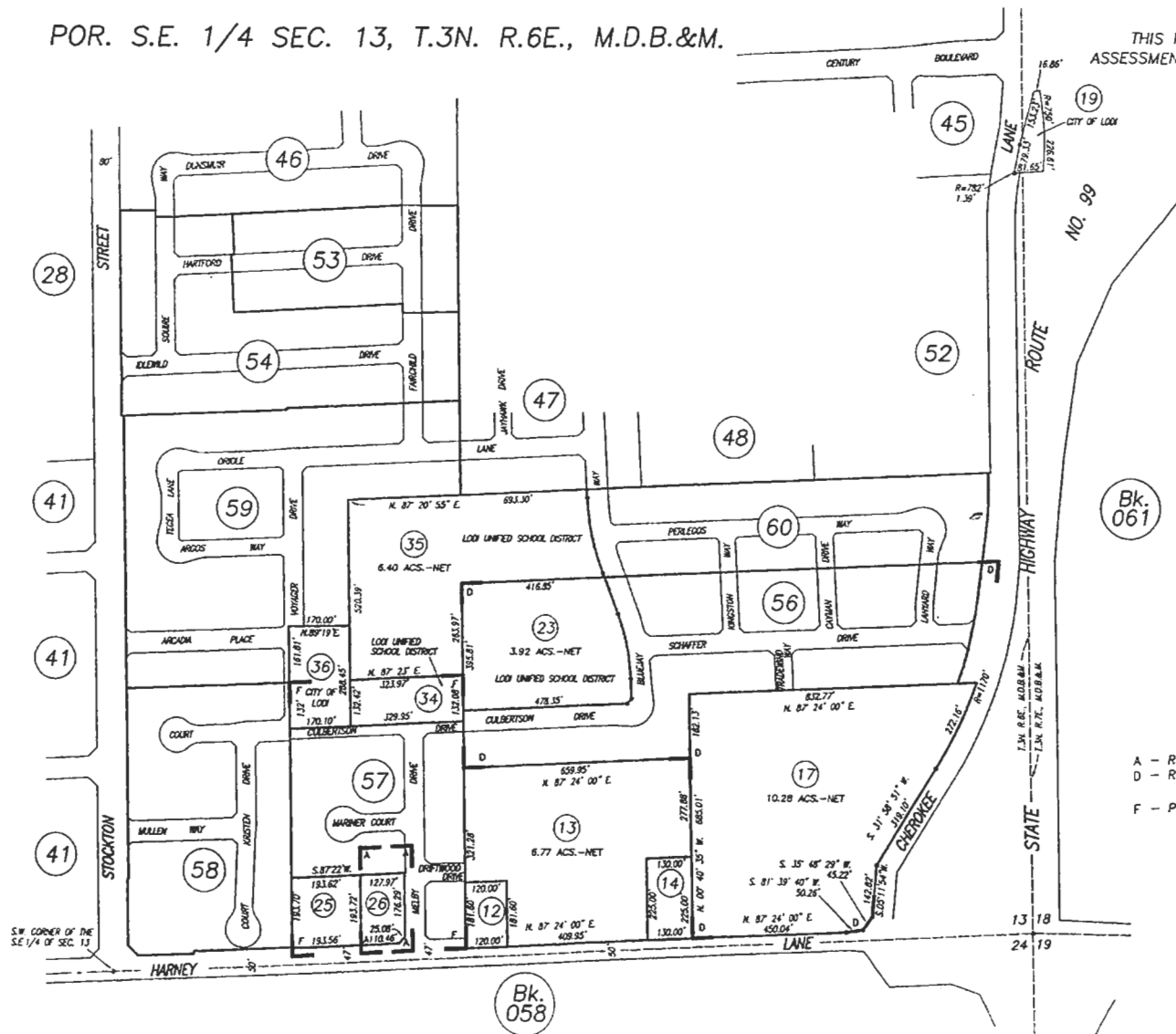
A DIVISION OF THE BROWN ENGINEERING, INC.
1914 14TH STREET, SACRAMENTO, CA 95811 (916) 487-8888



POR. S.E. 1/4 SEC. 13, T.3N. R.6E., M.D.B.&M.

THIS MAP FOR
ASSESSMENT USE ONLY

062-29



A - R. S. Bk. 22 Pg. 109
D - R. S. Bk. 31 Pg. 001
F - P. M. Bk. 20 Pg. 166

HIGHEST A.P.N. USED				
YEAR	PAR.	PAR.	PAR.	PAR.
84-85	16			
90-91	18			
93-94	20			
94-94	21			
97-98	31			
98-99	32			
01-02	34	36		

CITY OF LODI
Assessor's Map Bk.062 Pg. 29
County of San Joaquin, Calif.

95-96
EXHIBIT E
APR 24 2002
SHEET 2 OF 2

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

RESOLUTION NO. 2004-179

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING ENGINEER'S
REPORT, CONFIRMING THE ASSESSMENTS, OVERRULING PROTESTS
AND DECLARING ASSESSMENT BALLOTS RESULTS AND ANNEXING TWO
TERRITORIES TO A MAINTENANCE ASSESSMENT DISTRICT AND
FORMING ZONE 5 AND ZONE 6

LEGACY ESTATES I, LEGACY ESTATES II AND KIRST ESTATES ZONE 5
AND
THE VILLAS ZONE 6

LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(Landscaping and Lighting Act of 1972)

=====

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. On July 7, 2004, this Council adopted a Resolution of Intention to annex two territories to a maintenance assessment district, to form two zones and to levy and collect assessments and a Resolution of Preliminary Determination and in them directed the Engineer to make and file a Report in writing in accordance with and pursuant to the Landscaping and Lighting Act of 1972 (the Act) in and for the City's proposed Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5 and The Villas Zone 6 Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

2. The Report was made and filed and the Report was considered by this Council and found to be sufficient in every particular, whereupon it was determined that the Report be and it was preliminarily approved for all subsequent proceedings under and pursuant to the Resolution of Intention.

3. The City Council provided for the giving of Notice of the Public Hearing setting Wednesday September 1, 2004, at the hour of 7:00 p.m., in the meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, as the time for the Public Hearing to take testimony and for hearing protests in relation to the proposed assessment, the annexation of two territories to the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, the formation of Zone 5 and Zone 6, the maintenance of the improvements thereof, the property owner assessment ballot procedure required by Article XIII D of the California Constitution and final action upon the Engineer's Report.

4. The City Clerk has filed with the City Council a Certificate setting forth the time and manner of the compliance with the requirements of law for mailing and/or delivery of Notices of the time and place for said Public Hearing and the Notice of the property owner assessment ballot procedure required by Article XIID of the California Constitution (together with the property owner assessment ballots) and the Council hereby finds that the Notice of the time and place for said Public Hearing thereon and Notice of the property owner assessment ballot procedure required by Article XIID of the California Constitution (together with the property owner assessment ballots) has been mailed in the time, form and manner required by law and further that written Wavier and Consents have been filed in regard to certain of these proceedings.

5. On September 1, 2004, at the time and place as set forth in Resolution No. 2004-136 the City Council held the Public Hearing and duly heard all interested parties desiring to be heard.

6. In accordance with Resolution No. 2004-136 and Article XIID of the California Constitution, property owner assessment ballots were provided to all of the property owners in said two territories to be annexed and at the close of the Public Hearing, the Clerk, the impartial person designated by the Council, tabulated the assessment ballots for each Zone submitted and not withdrawn and found that the assessment ballots in each Zone submitted, and not withdrawn, in opposition to the proposed assessment in each Zone did not exceed assessment ballots in each Zone submitted and not withdrawn in favor, weighing those assessment ballots in each Zone by the amount of the proposed assessment in each Zone to be imposed upon the identified parcels for which each assessment ballot in each Zone was submitted and the Council so found.

7. The City Council finds that any and all protests against the proposed assessment, maintenance of the improvements, or against the annexation of territory to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 or the formation of Zone 5 or the extent thereof or against the engineer's estimate of costs and expenses, in whole or as to any part, or against the diagram and descriptions in whole or in part (specifically all written protests not withdrawn in writing before the conclusion of the protest hearing) are made by the owners of less than one-half of the area of the land to be assessed. The City Council hereby overrules each of these protests, written and oral.

8. The City Council further finds that any and all protests against the proposed assessment, maintenance of the improvements, or against the annexation of territory to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 or the formation of Zone 6 or the extent thereof or against the engineer's estimate of costs and expenses, in whole or as to any part, or against the diagram and descriptions in whole or in part (specifically all written protests not withdrawn in writing before the conclusion of the protest hearing) are made by the owners of less than one-half of the area of the land to be assessed. The City Council hereby overrules each of these protests, written and oral.

9. The City has caused the distribution of assessment ballots, a summary of the procedures applicable to the completion, return, and tabulation of assessment ballots, and a statement that the existence of a majority protest will result in the assessment not being imposed. The City hereby finds and declares that the two ballot measures have been submitted to the voters of land within the two territories to be annexed and after the tabulation of the assessment ballots for each zone submitted and not withdrawn, that no majority protest against the assessment in either zone existed because the assessment ballots in each zone submitted in opposition to the assessment in each zone did not exceed the ballots submitted in favor of the assessment in said zone. In tabulating the ballots, they were weighted according to the proportional financial obligation of the affected properties.

10. The City Council hereby approves the Engineer's Report and each component part of it, including each Exhibit incorporated by reference in the Report. Reference is made to the Report for a full and detailed description of the improvements to be maintained, the boundaries of the two territories to be annexed, Zone 5 and Zone 6, and the Assessments for each zone.

11. The City Council hereby confirms the Assessment, Assessment Roll, and the Diagrams as now on file with it, and declares the Engineer's Report and said Diagrams, Assessment and Assessment Roll as contained therein are hereby adopted and confirmed.

12. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the Public Hearing, this Council expressly finds and determines that as to Zone 5 and Zone 6:

- (a) each of the several subdivisions of land in the territories to be annexed will be specially benefited by the maintenance of the improvements at least in the amount, if not more than the amount, of the assessment apportioned against the subdivisions of land, respectively; and
- (b) there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the finding and determination as to special benefits.

13. The City Council determines and orders the territories described in the Engineer's Report be annexed to Lodi Consolidated Landscape Maintenance Assessment District, that Zone 5 and Zone 6 be formed and shall be known as Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5 and The Villas Zone 6, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

14. This Council hereby orders that the improvements described in the Resolution of Intention be maintained, the formula and method of assessment to be used to pay the annual costs and expenses of the maintenance be confirmed, that the maximum annual assessment is established and is hereby ordered and confirmed as follows:

A. Zone 5 in the amount of \$230.00 per dueF per year

B. Zone 6 in the amount of \$524.00 per dueF per year

15. The City Council finds, determines, and orders that the maximum annual assessments set forth in Paragraph 14 of this resolution shall be annually increased in an amount equal to the greater of: 1) five percent (5%) or (2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for all Urban Consumers as developed by the U. S. Bureau of Labor Statistics for a similar period of time.

16. The City Council finds, determines, and orders that for the 2005-06 Fiscal Year there is hereby levied on each parcel in Zone 5 an actual assessment amount of \$126.00 per dwelling unit equivalent Factor (dueF) and on each parcel in Zone 6 an actual assessment amount of \$425.00 per dueF as detailed in the Engineer's Report and Assessment Roll contained therein.

17. The City Council hereby directs the City Clerk to comply with Section 22641 of the Streets and Highways Code. The County Auditor/ Controller is requested to comply with the provisions of Section 22645 of the Streets and Highways Code in the collection of installments for taxes when levied by this Council.

18. This resolution shall take effect immediately upon its passage.

Dated: September 1, 2004

=====

I hereby certify that Resolution No. 2004-179 was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 1, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, and
Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Land

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston", with a stylized flourish at the end.

SUSAN J. BLACKSTON
City Clerk

**ENGINEER'S REPORT
LEGACY ESTATES I, LEGACY ESTATES II,
AND KIRST ESTATES, ZONE 5,
AND
THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2005-2006

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

JUNE 2004

**ANNUAL ENGINEER'S REPORT
FOR THE 2005-2006 FISCAL YEAR**

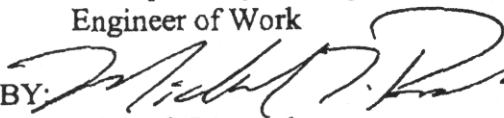
LEGACY ESTATES I, LEGACY ESTATES II,
AND KIRST ESTATES, ZONE 5,
AND
THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: June 30, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:


Michael T. Persak
RCE 44908



I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

June 30, 2004

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of two new zones (Legacy Estates I, Legacy Estates II, and Kirst Estates, Zone 5, and The Villas, Zone 6) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND

Zone 5 consists of a 77-lot residential development (Legacy Estates I), a 140-lot residential development (Legacy Estates II), and a 6-lot residential development (Kirst Estates) located in the southwestern portion of the City of Lodi. The Legacy Estates developments are being pursued by Frontiers Community Builders, and Kirst Estates is being pursued by Tokay Development. Zone 6 consists of an 80-lot residential development, located in the southeastern portion of the City of Lodi. This development is being pursued by KB Home. This report is relative to the proposed Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6, Landscape Maintenance Districts of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 developments are currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 projects, when completed, will include 223 and 80 dueF's, respectively.

ASSESSMENT DISTRICT AREA

The areas of Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6, are described as all of the property within the following assessor's parcels identified by assessor's number (APN):

Engineer's Report
Legacy Estates I, Legacy Estates II,
and Kirst Estates, Zone 5, and
The Villas, Zone 6
Page 2 of 10
June 30, 2004

<u>Zone</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>
5	058	230	13, 17 (portion), 22, 25
6	062	290	17

A boundary map for Legacy Estates I and II and Kirst Estates, Zone 5, is attached to this Engineer's Report as Exhibit B. The assessment diagrams are attached as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

A boundary map for The Villas, Zone 6, is attached to this Engineer's Report as Exhibit D. The assessment diagrams are attached as Exhibit E. Again, Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts are created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in their respective Districts upon their completion.

1. Zone 5 – Description of Improvements for Future Development

Legacy Estates I

- A. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 10-24 of Legacy Estates I, approximately 950 linear feet.
- B. Street parkway trees located within the public street within the District Zone 5 boundary.
- C. Public park land area 0.72 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

Legacy Estates II

- A. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the west side of Mills Avenue from the project's southern boundary on Mills Avenue to the intersection of Wyndham Way, approximately 590 linear feet.
- B. A masonry wall and a 9.5-foot wide landscaping area, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 69-77 of Legacy Estates II, approximately 525 linear feet.
- C. Street parkway trees located within the public street within the District Zone 5 boundary.
- D. Public park land area 1.31 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

Kirst Estates

- A. Street parkway trees located within the public street within the District Zone 5 boundary.
- B. Public park land area 0.06 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

2. Zone 6 – Description of Improvements for Future Development

• The Villas

- A. A masonry wall and an 8.5-foot wide landscaping area along the east side of Panzani Way at Harney Lane from the project's south boundary to the intersection of Porta Rossa Drive, approximately 120 linear feet.
- B. A masonry wall and a 27.5 to 43.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk, along the north side of Harney Lane from Panzani Way to the frontage road, approximately 425 linear feet.
- C. A masonry wall and a 15.0 to 44.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk along the west side of the frontage road from Harney Lane to the project's north boundary, approximately 700 linear feet.
- D. Ten 24-foot wide, common access driveways dispersed throughout the residential area, approximately 1200 linear feet.
- E. Parcel B, between lots 1 and 50, a variable width landscaping strip, approximately 250 linear feet.
- F. Street parkway trees located within the public street within the District Zone 6 boundary.
- G. Public park land area 0.75 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per thousand persons served.

ALLOCATION OF COSTS

Assessments for Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 recorded Final Maps or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel. One parcel has been designated for duplex use. This parcel will be assigned a dueF of 2.0.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall

annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 2003-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be

increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Zone 5: Lots 1-77 in Legacy Estates I, lots 1-140 in Legacy Estates II, and lots 1-6 in Kirst Estates shall be assessed equally for the estimated costs of maintenance for the fiscal year 2005-2006.
2. Zone 6: Lots 1-80 in The Villas shall be assessed equally for the estimated costs of maintenance for the fiscal year 2005-2006.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

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 Legacy Estates I, Legacy Estates II,
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 The Villas, Zone 6
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The annual costs estimated to be collected with the 2005-2006 taxes for the developed areas are as follows:

ZONE 5

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
Landscape		
Maintenance	\$4,100.00	\$4,100.00
Repair/Replacement	\$400.00	\$400.00
Water	\$450.00	\$450.00
Electricity	\$300.00	\$300.00
Replacement Reserve	<u>\$3,600.00</u>	<u>\$3,600.00</u>
<i>Subtotal Landscape</i>	<i>\$8,850.00</i>	<i>\$8,850.00</i>
Walls		
Repair/Maintenance/Graffiti Control	\$700.00	\$700.00
Replacement Reserve	<u>\$2,950.00</u>	<u>\$2,950.00</u>
<i>Subtotal Walls</i>	<i>\$3,650.00</i>	<i>\$3,650.00</i>
Street Trees	\$7,300.00	\$7,300.00
Future Park Site	\$0.00	\$22,000.00
Est. Subtotal Operation Costs	\$19,800.00	\$41,800.00
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,298.00	\$2,490.00
Total Estimated Revenue Required for 2005-2006 Fiscal Year	\$28,098.00	\$51,290.00

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 Legacy Estates I, Legacy Estates II,
 and Kirst Estates, Zone 5, and
 The Villas, Zone 6
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 June 30, 2004

ZONE 5 (continued)

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2005-2006 Fiscal Year	\$28,098.00	\$51,290.00
Total dueF	223	223
Assessment per dueF	\$126.00	\$230.00
MAXIMUM ANNUAL ASSESSMENT		\$230.00

ZONE 6

Landscape		
Maintenance	\$7,800.00	\$7,800.00
Repair/Replacement	\$800.00	\$800.00
Water	\$800.00	\$800.00
Electricity	\$550.00	\$550.00
Replacement Reserve	<u>\$6,750.00</u>	<u>\$6,750.00</u>
Subtotal Landscape	\$16,700.00	\$16,700.00
Walls		
Repair/Maintenance/Graffiti Control	\$700.00	\$700.00
Replacement Reserve	<u>\$4,100.00</u>	<u>\$4,100.00</u>
Subtotal Walls	\$4,800.00	\$4,800.00
Street Trees	\$1,400.00	\$1,400.00
Common Access Driveways	\$2,500.00	\$2,500.00
Future Park Site	\$0.00	\$7,500.00
Est. Subtotal Operation Costs	\$25,400.00	\$32,900.00

Engineer's Report
Legacy Estates I, Legacy Estates II,
and Kirst Estates, Zone 5, and
The Villas, Zone 6
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June 30, 2004

ZONE 6 (continued)

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,600.00	\$2,020.00
Total Estimated Revenue Required for 2005-2006 Fiscal Year	\$34,000.00	\$41,920.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2005-2006 Fiscal Year	\$34,000.00	\$41,920.00
Total dueF	80	80
Assessment per dueF	\$425.00	\$524.00
MAXIMUM ANNUAL ASSESSMENT		\$524.00

Engineer's Report
 Legacy Estates I, Legacy Estates II,
 and Kirst Estates, Zone 5, and
 The Villas, Zone 6
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 June 30, 2004

ASSESSMENT ROLL

The assessment roll for the fiscal year 2005-2006 is as follows:

Assessment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2005-06 Estimated Assessment	FY 2005-06 Maximum Assessment
Zone 5, Legacy Estates I and II and Kirst Estates						
1	058-230-25	Unit 1: Lots 1-77	Frontiers Community Builders	77	\$9,702.00	\$17,710.00
2	058-230-13	Unit 2: Lots 16-27, 40-71, 83, 84, 99, 100, 119-120	Frontiers Community Builders	50	\$6,300.00	\$11,500.00
3	058-230-22	Unit 2: Lots 1-15, 28-39, 72-82, 85-98, 101-118, 121-143	Frontiers Community Builders	90	\$11,340.00	\$20,700.00
4	058-230-17 (portion)	Lots 1-6	Tokay Development	6	\$756.00	\$1,380.00
Total Zone 5				223	\$28,098.00	\$51,290.00
Zone 6, The Villas						
1	062-029-17	1-80	KB Home	80	\$34,000.00	\$41,920.00
Total Zone 6				80	\$34,000.00	\$41,920.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zones 5 and 6. The proposed subdivisions will yield approximately 303 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, as set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this 30th day of June, 2004.

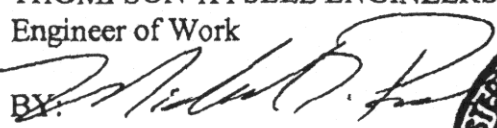
THOMPSON-HYSELL ENGINEERS
 Engineer of Work
 BY: 
 Michael T. Persak
 RCE 44908



EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
1	058-230-25	Legacy Estates Unit 1	Lot No. 1	\$126.00	\$230.00
2	058-230-25	Legacy Estates Unit 1	Lot No. 2	\$126.00	\$230.00
3	058-230-25	Legacy Estates Unit 1	Lot No. 3	\$126.00	\$230.00
4	058-230-25	Legacy Estates Unit 1	Lot No. 4	\$126.00	\$230.00
5	058-230-25	Legacy Estates Unit 1	Lot No. 5	\$126.00	\$230.00
6	058-230-25	Legacy Estates Unit 1	Lot No. 6	\$126.00	\$230.00
7	058-230-25	Legacy Estates Unit 1	Lot No. 7	\$126.00	\$230.00
8	058-230-25	Legacy Estates Unit 1	Lot No. 8	\$126.00	\$230.00
9	058-230-25	Legacy Estates Unit 1	Lot No. 9	\$126.00	\$230.00
10	058-230-25	Legacy Estates Unit 1	Lot No. 10	\$126.00	\$230.00
11	058-230-25	Legacy Estates Unit 1	Lot No. 11	\$126.00	\$230.00
12	058-230-25	Legacy Estates Unit 1	Lot No. 12	\$126.00	\$230.00
13	058-230-25	Legacy Estates Unit 1	Lot No. 13	\$126.00	\$230.00
14	058-230-25	Legacy Estates Unit 1	Lot No. 14	\$126.00	\$230.00
15	058-230-25	Legacy Estates Unit 1	Lot No. 15	\$126.00	\$230.00
16	058-230-25	Legacy Estates Unit 1	Lot No. 16	\$126.00	\$230.00
17	058-230-25	Legacy Estates Unit 1	Lot No. 17	\$126.00	\$230.00
18	058-230-25	Legacy Estates Unit 1	Lot No. 18	\$126.00	\$230.00
19	058-230-25	Legacy Estates Unit 1	Lot No. 19	\$126.00	\$230.00
20	058-230-25	Legacy Estates Unit 1	Lot No. 20	\$126.00	\$230.00
21	058-230-25	Legacy Estates Unit 1	Lot No. 21	\$126.00	\$230.00
22	058-230-25	Legacy Estates Unit 1	Lot No. 22	\$126.00	\$230.00
23	058-230-25	Legacy Estates Unit 1	Lot No. 23	\$126.00	\$230.00
24	058-230-25	Legacy Estates Unit 1	Lot No. 24	\$126.00	\$230.00
25	058-230-25	Legacy Estates Unit 1	Lot No. 25	\$126.00	\$230.00
26	058-230-25	Legacy Estates Unit 1	Lot No. 26	\$126.00	\$230.00
27	058-230-25	Legacy Estates Unit 1	Lot No. 27	\$126.00	\$230.00
28	058-230-25	Legacy Estates Unit 1	Lot No. 28	\$126.00	\$230.00
29	058-230-25	Legacy Estates Unit 1	Lot No. 29	\$126.00	\$230.00
30	058-230-25	Legacy Estates Unit 1	Lot No. 30	\$126.00	\$230.00
31	058-230-25	Legacy Estates Unit 1	Lot No. 31	\$126.00	\$230.00
32	058-230-25	Legacy Estates Unit 1	Lot No. 32	\$126.00	\$230.00
33	058-230-25	Legacy Estates Unit 1	Lot No. 33	\$126.00	\$230.00
34	058-230-25	Legacy Estates Unit 1	Lot No. 34	\$126.00	\$230.00
35	058-230-25	Legacy Estates Unit 1	Lot No. 35	\$126.00	\$230.00
36	058-230-25	Legacy Estates Unit 1	Lot No. 36	\$126.00	\$230.00
37	058-230-25	Legacy Estates Unit 1	Lot No. 37	\$126.00	\$230.00
38	058-230-25	Legacy Estates Unit 1	Lot No. 38	\$126.00	\$230.00
39	058-230-25	Legacy Estates Unit 1	Lot No. 39	\$126.00	\$230.00
40	058-230-25	Legacy Estates Unit 1	Lot No. 40	\$126.00	\$230.00
41	058-230-25	Legacy Estates Unit 1	Lot No. 41	\$126.00	\$230.00
42	058-230-25	Legacy Estates Unit 1	Lot No. 42	\$126.00	\$230.00
43	058-230-25	Legacy Estates Unit 1	Lot No. 43	\$126.00	\$230.00
44	058-230-25	Legacy Estates Unit 1	Lot No. 44	\$126.00	\$230.00
45	058-230-25	Legacy Estates Unit 1	Lot No. 45	\$126.00	\$230.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
46	058-230-25	Legacy Estates Unit 1	Lot No. 46	\$126.00	\$230.00
47	058-230-25	Legacy Estates Unit 1	Lot No. 47	\$126.00	\$230.00
48	058-230-25	Legacy Estates Unit 1	Lot No. 48	\$126.00	\$230.00
49	058-230-25	Legacy Estates Unit 1	Lot No. 49	\$126.00	\$230.00
50	058-230-25	Legacy Estates Unit 1	Lot No. 50	\$126.00	\$230.00
51	058-230-25	Legacy Estates Unit 1	Lot No. 51	\$126.00	\$230.00
52	058-230-25	Legacy Estates Unit 1	Lot No. 52	\$126.00	\$230.00
53	058-230-25	Legacy Estates Unit 1	Lot No. 53	\$126.00	\$230.00
54	058-230-25	Legacy Estates Unit 1	Lot No. 54	\$126.00	\$230.00
55	058-230-25	Legacy Estates Unit 1	Lot No. 55	\$126.00	\$230.00
56	058-230-25	Legacy Estates Unit 1	Lot No. 56	\$126.00	\$230.00
57	058-230-25	Legacy Estates Unit 1	Lot No. 57	\$126.00	\$230.00
58	058-230-25	Legacy Estates Unit 1	Lot No. 58	\$126.00	\$230.00
59	058-230-25	Legacy Estates Unit 1	Lot No. 59	\$126.00	\$230.00
60	058-230-25	Legacy Estates Unit 1	Lot No. 60	\$126.00	\$230.00
61	058-230-25	Legacy Estates Unit 1	Lot No. 61	\$126.00	\$230.00
62	058-230-25	Legacy Estates Unit 1	Lot No. 62	\$126.00	\$230.00
63	058-230-25	Legacy Estates Unit 1	Lot No. 63	\$126.00	\$230.00
64	058-230-25	Legacy Estates Unit 1	Lot No. 64	\$126.00	\$230.00
65	058-230-25	Legacy Estates Unit 1	Lot No. 65	\$126.00	\$230.00
66	058-230-25	Legacy Estates Unit 1	Lot No. 66	\$126.00	\$230.00
67	058-230-25	Legacy Estates Unit 1	Lot No. 67	\$126.00	\$230.00
68	058-230-25	Legacy Estates Unit 1	Lot No. 68	\$126.00	\$230.00
69	058-230-25	Legacy Estates Unit 1	Lot No. 69	\$126.00	\$230.00
70	058-230-25	Legacy Estates Unit 1	Lot No. 70	\$126.00	\$230.00
71	058-230-25	Legacy Estates Unit 1	Lot No. 71	\$126.00	\$230.00
72	058-230-25	Legacy Estates Unit 1	Lot No. 72	\$126.00	\$230.00
73	058-230-25	Legacy Estates Unit 1	Lot No. 73	\$126.00	\$230.00
74	058-230-25	Legacy Estates Unit 1	Lot No. 74	\$126.00	\$230.00
75	058-230-25	Legacy Estates Unit 1	Lot No. 75	\$126.00	\$230.00
76	058-230-25	Legacy Estates Unit 1	Lot No. 76	\$126.00	\$230.00
77	058-230-25	Legacy Estates Unit 1	Lot No. 77	\$126.00	\$230.00
78	058-230-22	Legacy Estates Unit 2	Lot No. 1	\$126.00	\$230.00
79	058-230-22	Legacy Estates Unit 2	Lot No. 2	\$126.00	\$230.00
80	058-230-22	Legacy Estates Unit 2	Lot No. 3	\$126.00	\$230.00
81	058-230-22	Legacy Estates Unit 2	Lot No. 4	\$126.00	\$230.00
82	058-230-22	Legacy Estates Unit 2	Lot No. 5	\$126.00	\$230.00
83	058-230-22	Legacy Estates Unit 2	Lot No. 6	\$126.00	\$230.00
84	058-230-22	Legacy Estates Unit 2	Lot No. 7	\$126.00	\$230.00
85	058-230-22	Legacy Estates Unit 2	Lot No. 8	\$126.00	\$230.00
86	058-230-22	Legacy Estates Unit 2	Lot No. 9	\$126.00	\$230.00
87	058-230-22	Legacy Estates Unit 2	Lot No. 10	\$126.00	\$230.00
88	058-230-22	Legacy Estates Unit 2	Lot No. 11	\$126.00	\$230.00
89	058-230-22	Legacy Estates Unit 2	Lot No. 12	\$126.00	\$230.00
90	058-230-22	Legacy Estates Unit 2	Lot No. 13	\$126.00	\$230.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
91	058-230-22	Legacy Estates Unit 2	Lot No. 14	\$126.00	\$230.00
92	058-230-22	Legacy Estates Unit 2	Lot No. 15	\$126.00	\$230.00
93	058-230-13	Legacy Estates Unit 2	Lot No. 16	\$126.00	\$230.00
94	058-230-13	Legacy Estates Unit 2	Lot No. 17	\$126.00	\$230.00
95	058-230-13	Legacy Estates Unit 2	Lot No. 18	\$126.00	\$230.00
96	058-230-13	Legacy Estates Unit 2	Lot No. 19	\$126.00	\$230.00
97	058-230-13	Legacy Estates Unit 2	Lot No. 20	\$126.00	\$230.00
98	058-230-13	Legacy Estates Unit 2	Lot No. 21	\$126.00	\$230.00
99	058-230-13	Legacy Estates Unit 2	Lot No. 22	\$126.00	\$230.00
100	058-230-13	Legacy Estates Unit 2	Lot No. 23	\$126.00	\$230.00
101	058-230-13	Legacy Estates Unit 2	Lot No. 24	\$126.00	\$230.00
102	058-230-13	Legacy Estates Unit 2	Lot No. 25	\$126.00	\$230.00
103	058-230-13	Legacy Estates Unit 2	Lot No. 26	\$126.00	\$230.00
104	058-230-13	Legacy Estates Unit 2	Lot No. 27	\$126.00	\$230.00
105	058-230-15	Legacy Estates Unit 2	Lot No. 28	\$126.00	\$230.00
106	058-230-15	Legacy Estates Unit 2	Lot No. 29	\$126.00	\$230.00
107	058-230-15	Legacy Estates Unit 2	Lot No. 30	\$126.00	\$230.00
108	058-230-15	Legacy Estates Unit 2	Lot No. 31	\$126.00	\$230.00
109	058-230-15	Legacy Estates Unit 2	Lot No. 32	\$126.00	\$230.00
110	058-230-15	Legacy Estates Unit 2	Lot No. 33	\$126.00	\$230.00
111	058-230-15	Legacy Estates Unit 2	Lot No. 34	\$126.00	\$230.00
112	058-230-15	Legacy Estates Unit 2	Lot No. 35	\$126.00	\$230.00
113	058-230-15	Legacy Estates Unit 2	Lot No. 36	\$126.00	\$230.00
114	058-230-15	Legacy Estates Unit 2	Lot No. 37	\$126.00	\$230.00
115	058-230-15	Legacy Estates Unit 2	Lot No. 38	\$126.00	\$230.00
116	058-230-15	Legacy Estates Unit 2	Lot No. 39	\$126.00	\$230.00
117	058-230-13	Legacy Estates Unit 2	Lot No. 40	\$126.00	\$230.00
118	058-230-13	Legacy Estates Unit 2	Lot No. 41	\$126.00	\$230.00
119	058-230-13	Legacy Estates Unit 2	Lot No. 42	\$126.00	\$230.00
120	058-230-13	Legacy Estates Unit 2	Lot No. 43	\$126.00	\$230.00
121	058-230-13	Legacy Estates Unit 2	Lot No. 44	\$126.00	\$230.00
122	058-230-13	Legacy Estates Unit 2	Lot No. 45	\$126.00	\$230.00
123	058-230-13	Legacy Estates Unit 2	Lot No. 46	\$126.00	\$230.00
124	058-230-13	Legacy Estates Unit 2	Lot No. 47	\$126.00	\$230.00
125	058-230-13	Legacy Estates Unit 2	Lot No. 48	\$126.00	\$230.00
126	058-230-13	Legacy Estates Unit 2	Lot No. 49	\$126.00	\$230.00
127	058-230-13	Legacy Estates Unit 2	Lot No. 50	\$126.00	\$230.00
128	058-230-13	Legacy Estates Unit 2	Lot No. 51	\$126.00	\$230.00
129	058-230-13	Legacy Estates Unit 2	Lot No. 52	\$126.00	\$230.00
130	058-230-13	Legacy Estates Unit 2	Lot No. 53	\$126.00	\$230.00
131	058-230-13	Legacy Estates Unit 2	Lot No. 54	\$126.00	\$230.00
132	058-230-13	Legacy Estates Unit 2	Lot No. 55	\$126.00	\$230.00
133	058-230-13	Legacy Estates Unit 2	Lot No. 56	\$126.00	\$230.00
134	058-230-13	Legacy Estates Unit 2	Lot No. 57	\$126.00	\$230.00
135	058-230-13	Legacy Estates Unit 2	Lot No. 58	\$126.00	\$230.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
136	058-230-13	Legacy Estates Unit 2	Lot No. 59	\$126.00	\$230.00
137	058-230-13	Legacy Estates Unit 2	Lot No. 60	\$126.00	\$230.00
138	058-230-13	Legacy Estates Unit 2	Lot No. 61	\$126.00	\$230.00
139	058-230-13	Legacy Estates Unit 2	Lot No. 62	\$126.00	\$230.00
140	058-230-13	Legacy Estates Unit 2	Lot No. 63	\$126.00	\$230.00
141	058-230-13	Legacy Estates Unit 2	Lot No. 64	\$126.00	\$230.00
142	058-230-13	Legacy Estates Unit 2	Lot No. 65	\$126.00	\$230.00
143	058-230-13	Legacy Estates Unit 2	Lot No. 66	\$126.00	\$230.00
144	058-230-13	Legacy Estates Unit 2	Lot No. 67	\$126.00	\$230.00
145	058-230-13	Legacy Estates Unit 2	Lot No. 68	\$126.00	\$230.00
146	058-230-13	Legacy Estates Unit 2	Lot No. 69	\$126.00	\$230.00
147	058-230-13	Legacy Estates Unit 2	Lot No. 70	\$126.00	\$230.00
148	058-230-13	Legacy Estates Unit 2	Lot No. 71	\$126.00	\$230.00
149	058-230-22	Legacy Estates Unit 2	Lot No. 72	\$126.00	\$230.00
150	058-230-22	Legacy Estates Unit 2	Lot No. 73	\$126.00	\$230.00
151	058-230-22	Legacy Estates Unit 2	Lot No. 74	\$126.00	\$230.00
152	058-230-22	Legacy Estates Unit 2	Lot No. 75	\$126.00	\$230.00
153	058-230-22	Legacy Estates Unit 2	Lot No. 76	\$126.00	\$230.00
154	058-230-22	Legacy Estates Unit 2	Lot No. 77	\$126.00	\$230.00
155	058-230-22	Legacy Estates Unit 2	Lot No. 78	\$126.00	\$230.00
156	058-230-22	Legacy Estates Unit 2	Lot No. 79	\$126.00	\$230.00
157	058-230-22	Legacy Estates Unit 2	Lot No. 80	\$126.00	\$230.00
158	058-230-22	Legacy Estates Unit 2	Lot No. 81	\$126.00	\$230.00
159	058-230-22	Legacy Estates Unit 2	Lot No. 82	\$126.00	\$230.00
160	058-230-13	Legacy Estates Unit 2	Lot No. 83	\$126.00	\$230.00
161	058-230-13	Legacy Estates Unit 2	Lot No. 84	\$126.00	\$230.00
162	058-230-22	Legacy Estates Unit 2	Lot No. 85	\$126.00	\$230.00
163	058-230-22	Legacy Estates Unit 2	Lot No. 86	\$126.00	\$230.00
164	058-230-22	Legacy Estates Unit 2	Lot No. 87	\$126.00	\$230.00
165	058-230-22	Legacy Estates Unit 2	Lot No. 88	\$126.00	\$230.00
166	058-230-22	Legacy Estates Unit 2	Lot No. 89	\$126.00	\$230.00
167	058-230-22	Legacy Estates Unit 2	Lot No. 90	\$126.00	\$230.00
168	058-230-22	Legacy Estates Unit 2	Lot No. 91	\$126.00	\$230.00
169	058-230-22	Legacy Estates Unit 2	Lot No. 92	\$126.00	\$230.00
170	058-230-22	Legacy Estates Unit 2	Lot No. 93	\$126.00	\$230.00
171	058-230-22	Legacy Estates Unit 2	Lot No. 94	\$126.00	\$230.00
172	058-230-22	Legacy Estates Unit 2	Lot No. 95	\$126.00	\$230.00
173	058-230-22	Legacy Estates Unit 2	Lot No. 96	\$126.00	\$230.00
174	058-230-22	Legacy Estates Unit 2	Lot No. 97	\$126.00	\$230.00
175	058-230-22	Legacy Estates Unit 2	Lot No. 98	\$126.00	\$230.00
176	058-230-13	Legacy Estates Unit 2	Lot No. 99	\$126.00	\$230.00
177	058-230-13	Legacy Estates Unit 2	Lot No. 100	\$126.00	\$230.00
178	058-230-22	Legacy Estates Unit 2	Lot No. 101	\$126.00	\$230.00
179	058-230-22	Legacy Estates Unit 2	Lot No. 102	\$126.00	\$230.00
180	058-230-22	Legacy Estates Unit 2	Lot No. 103	\$126.00	\$230.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
181	058-230-22	Legacy Estates Unit 2	Lot No. 104	\$126.00	\$230.00
182	058-230-22	Legacy Estates Unit 2	Lot No. 105	\$126.00	\$230.00
183	058-230-22	Legacy Estates Unit 2	Lot No. 106	\$126.00	\$230.00
184	058-230-22	Legacy Estates Unit 2	Lot No. 107	\$126.00	\$230.00
185	058-230-22	Legacy Estates Unit 2	Lot No. 108	\$126.00	\$230.00
186	058-230-22	Legacy Estates Unit 2	Lot No. 109	\$126.00	\$230.00
187	058-230-22	Legacy Estates Unit 2	Lot No. 110	\$126.00	\$230.00
188	058-230-22	Legacy Estates Unit 2	Lot No. 111	\$126.00	\$230.00
189	058-230-22	Legacy Estates Unit 2	Lot No. 112	\$126.00	\$230.00
190	058-230-22	Legacy Estates Unit 2	Lot No. 113	\$126.00	\$230.00
191	058-230-22	Legacy Estates Unit 2	Lot No. 114	\$126.00	\$230.00
192	058-230-22	Legacy Estates Unit 2	Lot No. 115	\$126.00	\$230.00
193	058-230-22	Legacy Estates Unit 2	Lot No. 116	\$126.00	\$230.00
194	058-230-22	Legacy Estates Unit 2	Lot No. 117	\$126.00	\$230.00
195	058-230-22	Legacy Estates Unit 2	Lot No. 118	\$126.00	\$230.00
196	058-230-13	Legacy Estates Unit 2	Lot No. 119	\$126.00	\$230.00
197	058-230-13	Legacy Estates Unit 2	Lot No. 120	\$126.00	\$230.00
198	058-230-22	Legacy Estates Unit 2	Lot No. 121	\$126.00	\$230.00
199	058-230-22	Legacy Estates Unit 2	Lot No. 122	\$126.00	\$230.00
200	058-230-22	Legacy Estates Unit 2	Lot No. 123	\$126.00	\$230.00
201	058-230-22	Legacy Estates Unit 2	Lot No. 124	\$126.00	\$230.00
202	058-230-22	Legacy Estates Unit 2	Lot No. 125	\$126.00	\$230.00
203	058-230-22	Legacy Estates Unit 2	Lot No. 126	\$126.00	\$230.00
204	058-230-22	Legacy Estates Unit 2	Lot No. 127	\$126.00	\$230.00
205	058-230-22	Legacy Estates Unit 2	Lot No. 128	\$126.00	\$230.00
206	058-230-22	Legacy Estates Unit 2	Lot No. 129	\$126.00	\$230.00
207	058-230-22	Legacy Estates Unit 2	Lot No. 130	\$126.00	\$230.00
208	058-230-22	Legacy Estates Unit 2	Lot No. 131	\$126.00	\$230.00
209	058-230-22	Legacy Estates Unit 2	Lot No. 132	\$126.00	\$230.00
210	058-230-22	Legacy Estates Unit 2	Lot No. 133	\$126.00	\$230.00
211	058-230-22	Legacy Estates Unit 2	Lot No. 134	\$126.00	\$230.00
212	058-230-22	Legacy Estates Unit 2	Lot No. 135	\$126.00	\$230.00
213	058-230-22	Legacy Estates Unit 2	Lot No. 136	\$126.00	\$230.00
214	058-230-22	Legacy Estates Unit 2	Lot No. 137	\$126.00	\$230.00
215	058-230-22	Legacy Estates Unit 2	Lot No. 138	\$126.00	\$230.00
216	058-230-22	Legacy Estates Unit 2	Lot No. 139	\$126.00	\$230.00
217	058-230-22	Legacy Estates Unit 2	Lot No. 140	\$126.00	\$230.00
218	058-230-17	Kirst Estates	Lot No. 1	\$126.00	\$230.00
219	058-230-17	Kirst Estates	Lot No. 2	\$126.00	\$230.00
220	058-230-17	Kirst Estates	Lot No. 3	\$126.00	\$230.00
221	058-230-17	Kirst Estates	Lot No. 4	\$126.00	\$230.00
222	058-230-17	Kirst Estates	Lot No. 5	\$126.00	\$230.00
223	058-230-17	Kirst Estates	Lot No. 6	\$126.00	\$230.00

ZONE 5 TOTAL	\$28,098.00	\$51,290.00
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EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
224	062-029-17	The Villas	Lot No. 1	\$425.00	\$524.00
225	062-029-17	The Villas	Lot No. 2	\$425.00	\$524.00
226	062-029-17	The Villas	Lot No. 3	\$425.00	\$524.00
227	062-029-17	The Villas	Lot No. 4	\$425.00	\$524.00
228	062-029-17	The Villas	Lot No. 5	\$425.00	\$524.00
229	062-029-17	The Villas	Lot No. 6	\$425.00	\$524.00
230	062-029-17	The Villas	Lot No. 7	\$425.00	\$524.00
231	062-029-17	The Villas	Lot No. 8	\$425.00	\$524.00
232	062-029-17	The Villas	Lot No. 9	\$425.00	\$524.00
233	062-029-17	The Villas	Lot No. 10	\$425.00	\$524.00
234	062-029-17	The Villas	Lot No. 11	\$425.00	\$524.00
235	062-029-17	The Villas	Lot No. 12	\$425.00	\$524.00
236	062-029-17	The Villas	Lot No. 13	\$425.00	\$524.00
237	062-029-17	The Villas	Lot No. 14	\$425.00	\$524.00
238	062-029-17	The Villas	Lot No. 15	\$425.00	\$524.00
239	062-029-17	The Villas	Lot No. 16	\$425.00	\$524.00
240	062-029-17	The Villas	Lot No. 17	\$425.00	\$524.00
241	062-029-17	The Villas	Lot No. 18	\$425.00	\$524.00
242	062-029-17	The Villas	Lot No. 19	\$425.00	\$524.00
243	062-029-17	The Villas	Lot No. 20	\$425.00	\$524.00
244	062-029-17	The Villas	Lot No. 21	\$425.00	\$524.00
245	062-029-17	The Villas	Lot No. 22	\$425.00	\$524.00
246	062-029-17	The Villas	Lot No. 23	\$425.00	\$524.00
247	062-029-17	The Villas	Lot No. 24	\$425.00	\$524.00
248	062-029-17	The Villas	Lot No. 25	\$425.00	\$524.00
249	062-029-17	The Villas	Lot No. 26	\$425.00	\$524.00
250	062-029-17	The Villas	Lot No. 27	\$425.00	\$524.00
251	062-029-17	The Villas	Lot No. 28	\$425.00	\$524.00
252	062-029-17	The Villas	Lot No. 29	\$425.00	\$524.00
253	062-029-17	The Villas	Lot No. 30	\$425.00	\$524.00
254	062-029-17	The Villas	Lot No. 31	\$425.00	\$524.00
255	062-029-17	The Villas	Lot No. 32	\$425.00	\$524.00
256	062-029-17	The Villas	Lot No. 33	\$425.00	\$524.00
257	062-029-17	The Villas	Lot No. 34	\$425.00	\$524.00
258	062-029-17	The Villas	Lot No. 35	\$425.00	\$524.00
259	062-029-17	The Villas	Lot No. 36	\$425.00	\$524.00
260	062-029-17	The Villas	Lot No. 37	\$425.00	\$524.00
261	062-029-17	The Villas	Lot No. 38	\$425.00	\$524.00
262	062-029-17	The Villas	Lot No. 39	\$425.00	\$524.00
263	062-029-17	The Villas	Lot No. 40	\$425.00	\$524.00
264	062-029-17	The Villas	Lot No. 41	\$425.00	\$524.00
265	062-029-17	The Villas	Lot No. 42	\$425.00	\$524.00
266	062-029-17	The Villas	Lot No. 43	\$425.00	\$524.00
267	062-029-17	The Villas	Lot No. 44	\$425.00	\$524.00
268	062-029-17	The Villas	Lot No. 45	\$425.00	\$524.00

**EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
269	062-029-17	The Villas	Lot No. 46	\$425.00	\$524.00
270	062-029-17	The Villas	Lot No. 47	\$425.00	\$524.00
271	062-029-17	The Villas	Lot No. 48	\$425.00	\$524.00
272	062-029-17	The Villas	Lot No. 49	\$425.00	\$524.00
273	062-029-17	The Villas	Lot No. 50	\$425.00	\$524.00
274	062-029-17	The Villas	Lot No. 51	\$425.00	\$524.00
275	062-029-17	The Villas	Lot No. 52	\$425.00	\$524.00
276	062-029-17	The Villas	Lot No. 53	\$425.00	\$524.00
277	062-029-17	The Villas	Lot No. 54	\$425.00	\$524.00
278	062-029-17	The Villas	Lot No. 55	\$425.00	\$524.00
279	062-029-17	The Villas	Lot No. 56	\$425.00	\$524.00
280	062-029-17	The Villas	Lot No. 57	\$425.00	\$524.00
281	062-029-17	The Villas	Lot No. 58	\$425.00	\$524.00
282	062-029-17	The Villas	Lot No. 59	\$425.00	\$524.00
283	062-029-17	The Villas	Lot No. 60	\$425.00	\$524.00
284	062-029-17	The Villas	Lot No. 61	\$425.00	\$524.00
285	062-029-17	The Villas	Lot No. 62	\$425.00	\$524.00
286	062-029-17	The Villas	Lot No. 63	\$425.00	\$524.00
287	062-029-17	The Villas	Lot No. 64	\$425.00	\$524.00
288	062-029-17	The Villas	Lot No. 65	\$425.00	\$524.00
289	062-029-17	The Villas	Lot No. 66	\$425.00	\$524.00
290	062-029-17	The Villas	Lot No. 67	\$425.00	\$524.00
291	062-029-17	The Villas	Lot No. 68	\$425.00	\$524.00
292	062-029-17	The Villas	Lot No. 69	\$425.00	\$524.00
293	062-029-17	The Villas	Lot No. 70	\$425.00	\$524.00
294	062-029-17	The Villas	Lot No. 71	\$425.00	\$524.00
295	062-029-17	The Villas	Lot No. 72	\$425.00	\$524.00
296	062-029-17	The Villas	Lot No. 73	\$425.00	\$524.00
297	062-029-17	The Villas	Lot No. 74	\$425.00	\$524.00
298	062-029-17	The Villas	Lot No. 75	\$425.00	\$524.00
299	062-029-17	The Villas	Lot No. 76	\$425.00	\$524.00
300	062-029-17	The Villas	Lot No. 77	\$425.00	\$524.00
301	062-029-17	The Villas	Lot No. 78	\$425.00	\$524.00
302	062-029-17	The Villas	Lot No. 79	\$425.00	\$524.00
303	062-029-17	The Villas	Lot No. 80	\$425.00	\$524.00
ZONE 6 TOTAL				\$34,000.00	\$41,920.00

PROPOSED AMENDED BOUNDARIES
(LEGACY ESTATES 1&II AND KIRST ESTATES,
ZONE 5 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 15, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
1016 12th STREET MODESTO, CALIFORNIA
JUNE, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
OF _____, 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____, 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____
OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF
LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY
COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

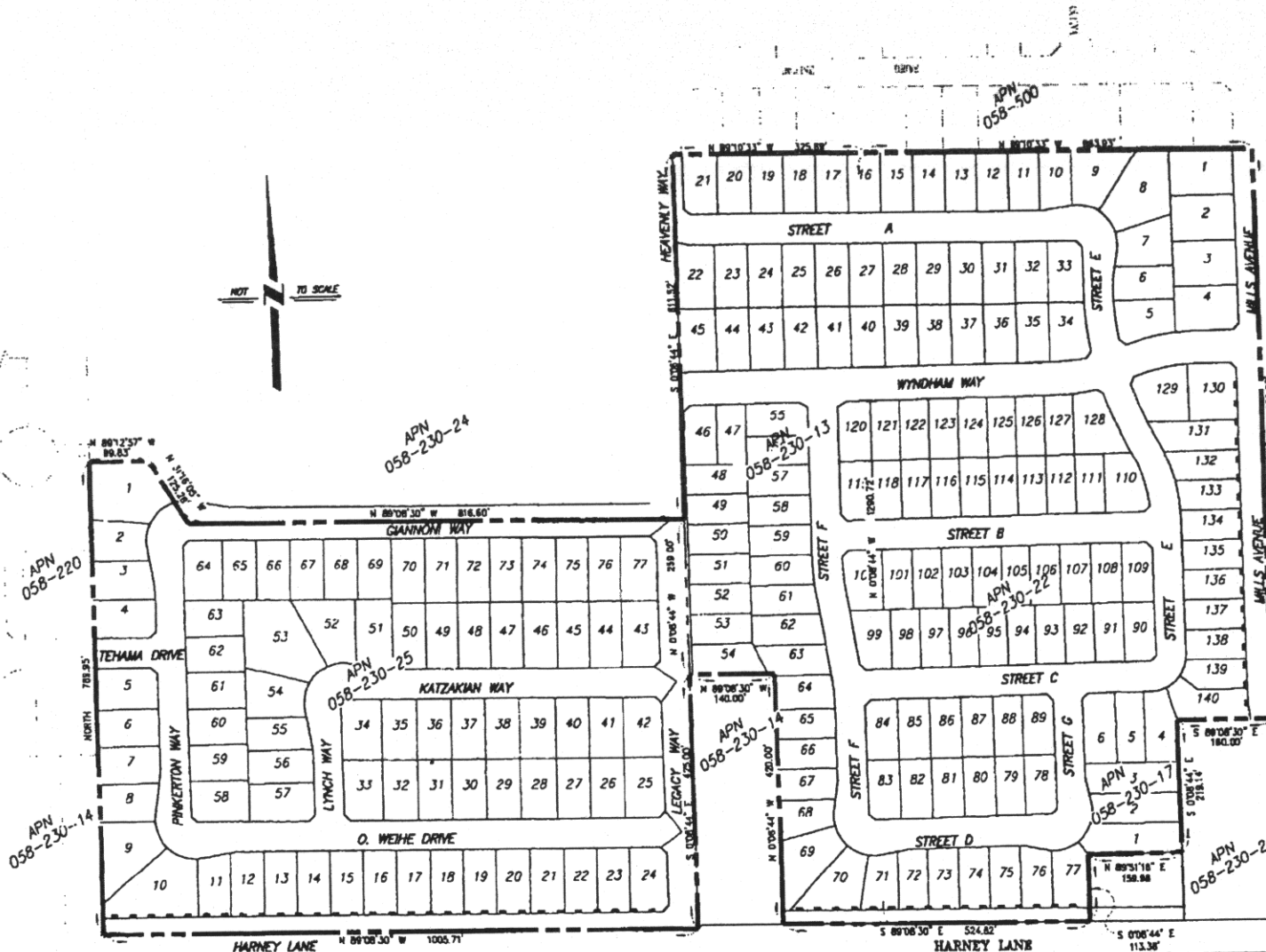
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED
AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 108, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B



ASSESSMENT DIAGRAM, ZONE 5
LEGACY ESTATES W&I, AND KIRST ESTATES
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING THE SOUTHEAST PORTION OF SECTION 15
T.3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY ON THE _____ DAY OF _____ 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

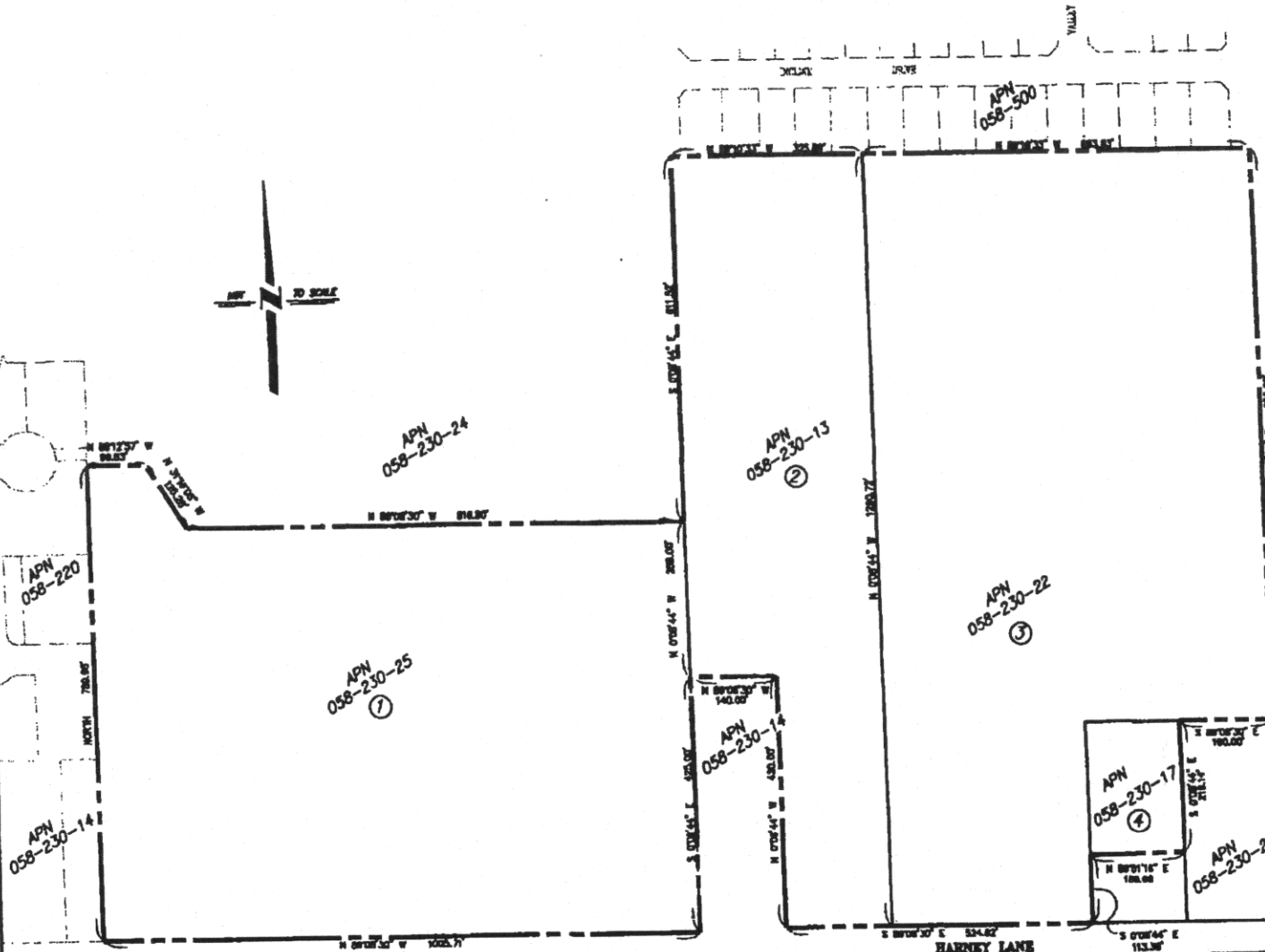
EXHIBIT C

SHEET 1 OF 2



**THOMPSON-HYSELL
ENGINEERS**

A DIVISION OF THE BETH GROUP, INC.
1000 RICH STREET, OAKLAND, CA 94612 (916) 361-0000



NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 42.80 ACRES.

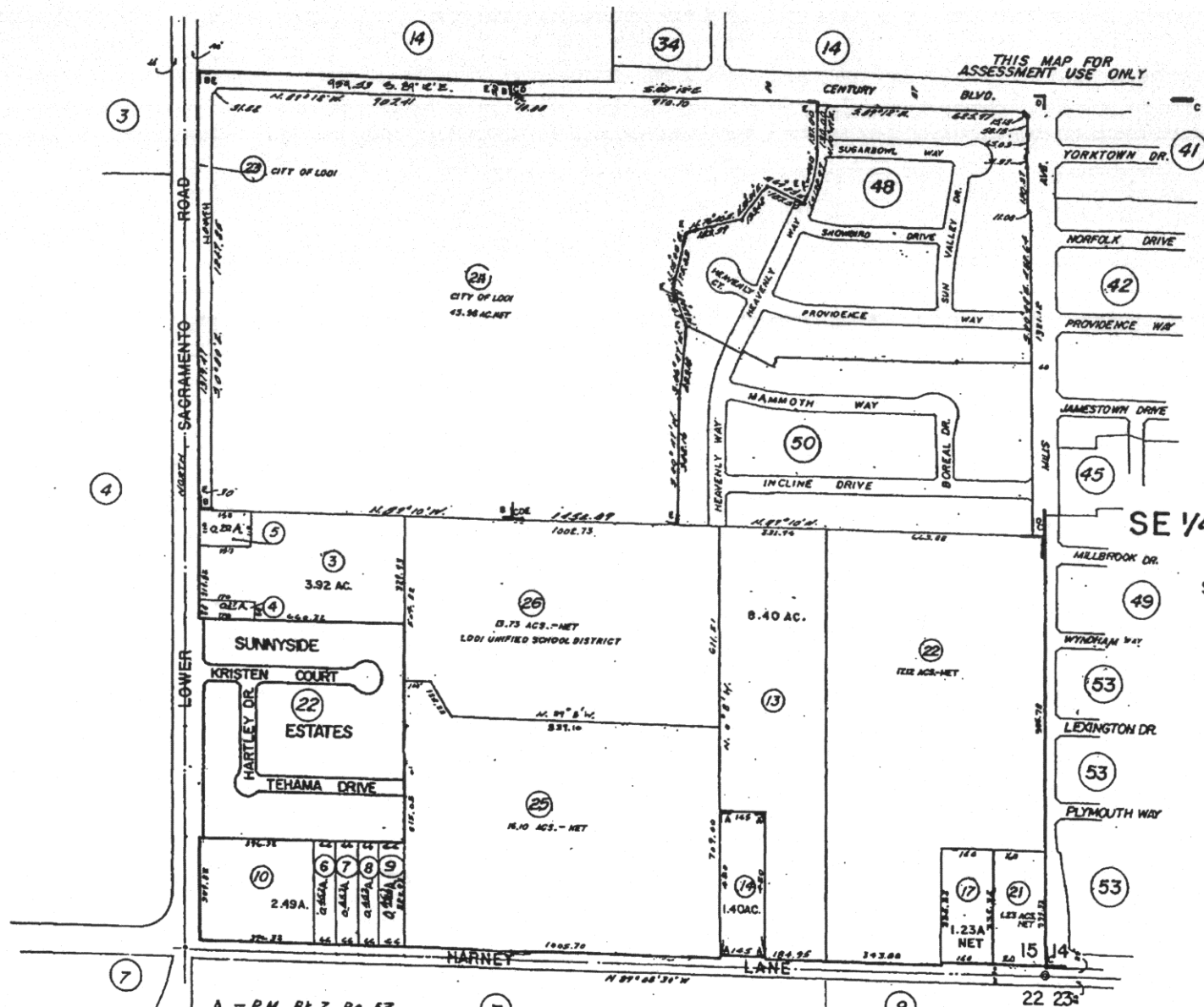
LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
058	230	13, 17 (PORTION), 22, 25

058-23



A - P.M. Bk. 7 Pg. 53
 B - R.S. Bk. 28 Pg. 105
 C - R.S. Bk. 32 Pg. 19
 D - P.M. Bk. 21 Pg. 147

E - P.M. Bk. 22 Pg. 65

APR 16 2003

EXHIBIT C

SHEET 2 OF 2

PROPOSED AMENDED BOUNDARIES
(THE VILLAS, ZONE 6 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 13, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS

1015 12th STREET MODESTO, CALIFORNIA
JUNE, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
OF _____, 2004.

PROJECT SUMMARY

THE VILLAS 80 duet's

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____, 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____
OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

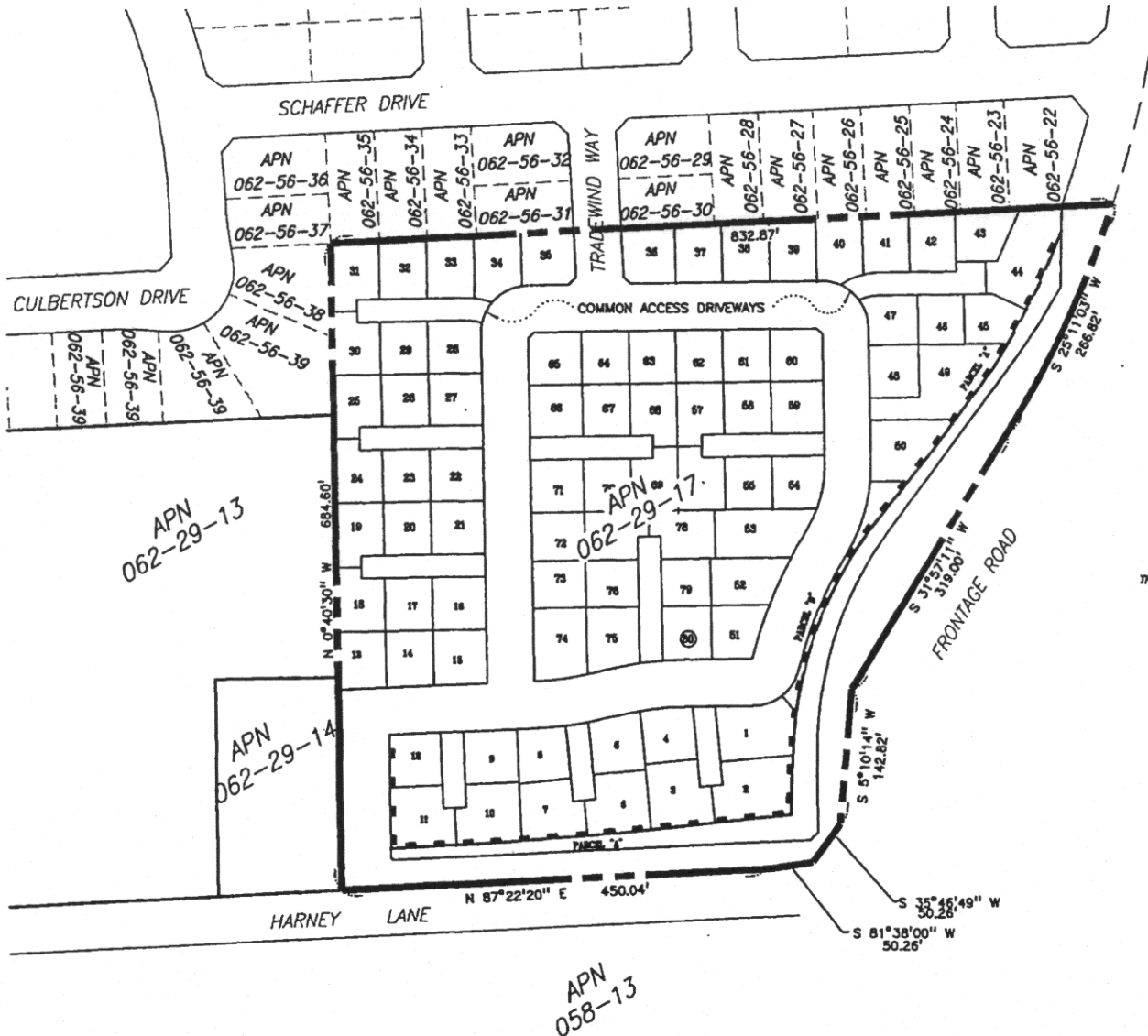
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED
AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

--- OVERALL DISTRICT BOUNDARY LINE

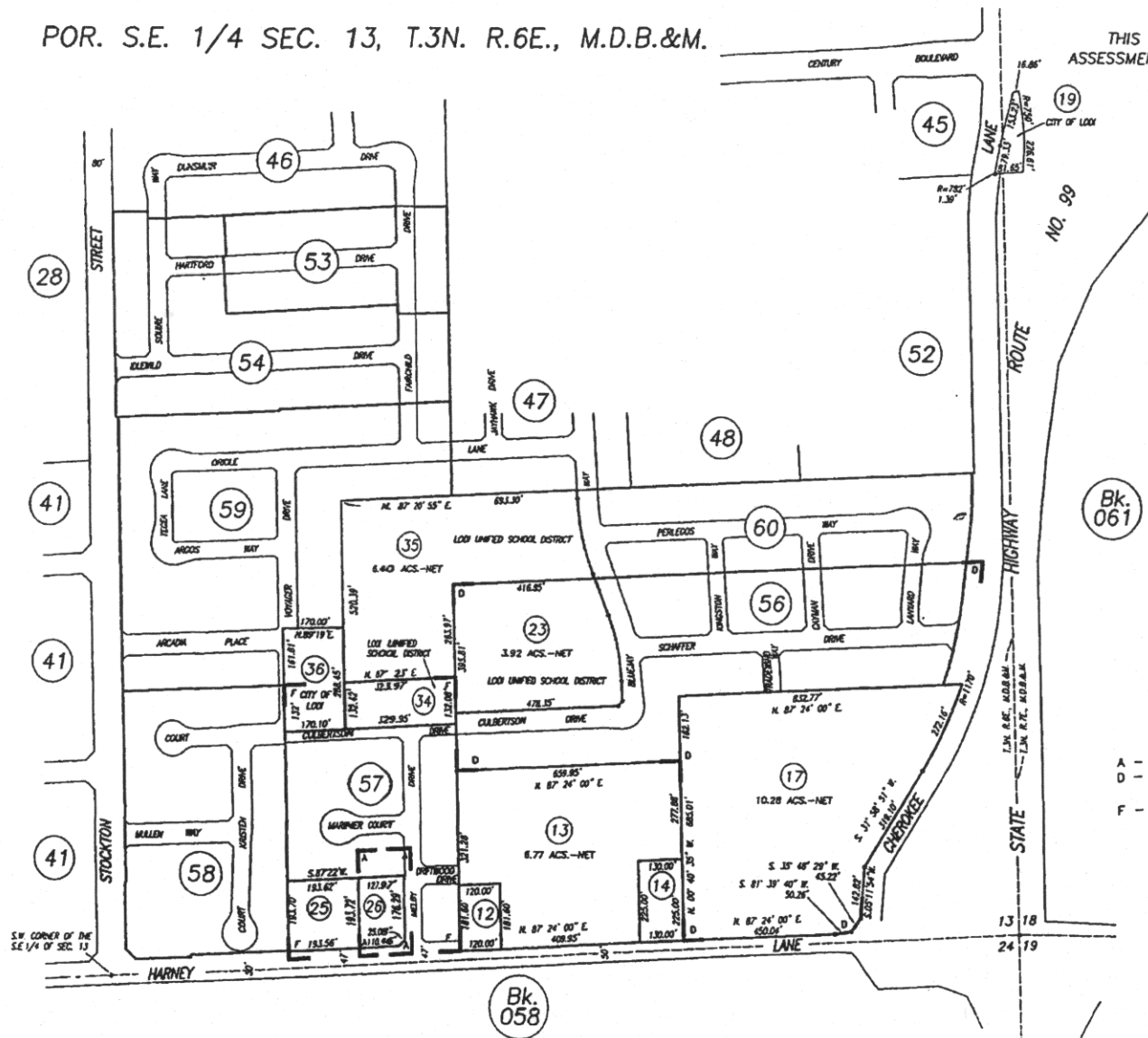
EXHIBIT D



POR. S.E. 1/4 SEC. 13, T.3N. R.6E., M.D.B.&M.

THIS MAP FOR
ASSESSMENT USE ONLY

062-29



A - R. S. Bk. 22 Pg. 109
D - R. S. Bk. 31 Pg. 001
F - P. M. Bk. 20 Pg. 166

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
84-85	16		
86-87	18		
88-89	20		
90-91	21		
92-93	31		
94-95	32		
96-97	34	36	

CITY OF LODI
Assessor's Map Bk.062 Pg. 29
County of San Joaquin, Calif.

95-96

EXHIBIT E
APR 24 2002

SHEET 2 OF 2

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

RECEIVED
2004 AUG 18 PM 12:22
CITY CLERK
CITY OF LODI

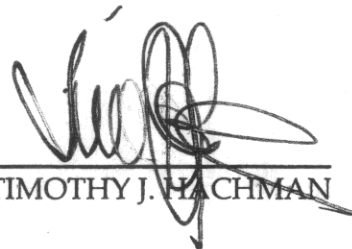
CITY OF LODI
Legacy Estates I, Legacy Estates II and Kirst Estates Zone 5
Lodi Consolidated Landscape Maintenance
Assessment District No. 2003-1
KIRST ESTATES

**CERTIFICATE OF MAILING NOTICE OF PUBLIC HEARING, ASSESSMENT BALLOT
PROCEDURE AND
PROPERTY OWNER ASSESSMENT BALLOT**

I, Timothy J. Hachman, under penalty of perjury, certify as follows:

That for and on behalf of the Clerk of the City of Lodi, and on July 14, 2004, I caused to be mailed a Notice of Public Hearing and Assessment Ballot Procedure and Property Owner Assessment Ballot for the City of Lodi, Kirst Estates Zone 5, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, postage prepaid, to all persons or their authorized representatives owning real property proposed to be assessed whose names and addresses appear on the last San Joaquin County equalized assessment roll of general taxes or as are known to said City Clerk, a copy of which Notice and Property Owner Assessment Ballot is hereto attached and marked Exhibit "A."

Executed on August 17, 2004.


TIMOTHY J. HACHMAN

NOTICE OF PUBLIC HEARING AND BALLOT PROCEDURE

CITY OF LODI COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5 AND THE VILLAS ZONE 6

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, commencing with Section 22500, California Government Code Section 53753 and Section 4 of Article XIIID of the California Constitution, the Lodi City Council the "Council" has ordered that Notice be given as follows:

LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5

PUBLIC HEARING

1. On Wednesday, September 1, 2004, at 7:00 P.M. (or as soon thereafter as circumstances permit), in the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the Council will hold a Public Protest Hearing respecting the proposed annexation of territory (Legacy Estates I, Legacy Estates II, and Kirst Estates) to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (District) and the formation of Zone 5 when and where: (i) the Council will hear all protests to the annexation, the formation of Zone 5, the maintenance budget and levy of assessments, (ii) the Clerk will tabulate the Assessment Ballots received, and not withdrawn, in support of or opposition to the proposed annexation, Zone 5 formation and assessment, weighting the Assessment Ballots by the amount of the proposed assessments to be levied upon the identified parcel for which each Assessment Ballot was submitted, and (iii) the Council will consider and finally act upon the annexation, the formation of Zone 5, the proposed budget and levy of assessments. Any person interested may file a written protest with the City Clerk, City Hall, 221 West Pine Street, Lodi, CA 95241-1910, at or before the above time set for the Public Hearing. Wally Sandelin, Public Works Department, Telephone (209) 333-6709 is the person designated by the City Council to answer inquiries regarding the protest proceedings.

INFORMATION ABOUT THE PROJECT

2. The public improvements to be maintained by proposed Zone 5 are masonry walls, street parkway trees, amenities and park maintenance.

INFORMATION ABOUT COSTS, ASSESSMENT AND DURATION OF ASSESSMENTS

3. The proposed budget for the fiscal year 2005/2006 and the maximum annual budget with the individual parcels and amounts of estimated assessments are shown in the Engineer's Report on file with the City Clerk, City Hall, 221 West Pine Street, Lodi, CA 95241-1910. The estimated costs and expenses to be assessed to the benefited parcels also include related management and administrative expenses. Interested persons are referred to the City Clerk's Office to examine the Engineer's Report for further information.

4. The total best estimate of the costs and expenses of the proposed maintenance of improvements and related assessment proceedings for the fiscal year 2005-2006 is the total sum of

\$28,098.00. The maximum annual cost and expense is \$51,290.00. The amount of the assessment proposed for your parcel is set forth in the Official Property Owners Assessment Ballot which accompanies this Notice. The reason that an assessment is proposed for your parcel is that the Engineer's Report recommends and the Council has preliminarily determined that the property is specially benefited by the maintenance of the improvements.

5. The Engineer's Report recommends that each of the parcels shall be assessed on the basis of the number of "Dwelling Unit Equivalent Factor (dueF)" assigned to the parcel, with one dueF unit representing the benefit equivalent of a single-family residence. The proposed fiscal year 2005-2006 annual assessment per dueF is \$126.00. The proposed maximum annual assessment for each dueF is \$230.00. **The assessment will continue indefinitely.**

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics for a similar period of time. **(By law the City can only increase an assessment if and when the actual cost of maintenance increases above the present cost.)**

ASSESSMENT BALLOT PROCEDURE AND 'MAJORITY PROTEST'

6. As provided by Section 4 of Article XIID of the California Constitution and Section 53753 of the California Government Code the Official Property Owners Assessment Ballot has been enclosed with this Notice, along with a self-addressed stamped returned envelope by which the Assessment Ballot may be returned to the Clerk. This is THE Official Assessment Ballot to be signed and returned to the City Clerk. It is not a sample ballot. You will not receive any other or additional Assessment Ballot. In order to make this Assessment Ballot count, in determining whether a "majority protest" exists, you must mark it (with an "X" indicating YES or NO), date it, sign it and submit it to the City Clerk no later than the close of the Public Hearing of Protests. If for any reason any Assessment Ballot has not been received by the City Clerk prior to the close of the Public Hearing of Protests, it will not be considered.

After the Assessment Ballot has been marked "Yes" or "No", dated and signed, it may be returned in the enclosed self-addressed stamped return envelope. This Assessment Ballot may be used by the owner or owners of any parcel to express either support of or opposition to the proposed assessment. Please see the Assessment Ballot for instructions respecting the alternative methods for submitting the completed Assessment Ballot either by mail (which may be done by using the enclosed return stamped envelope) or by personal delivery either prior to or at the time of the close of the Public Hearing of Protests. See the enclosed Assessment Ballot for further instructions.

7. Immediately following the close of the Public Hearing of Protests, whether on September 1, 2004, or at the conclusion of any continuation of said Hearing to a later date or to later dates the City Clerk or designee will open and tabulate the Assessment Ballots received prior to the close of the Public Hearing and the results will be announced; provided that, in the event that the Clerk requires an opportunity to determine (a) whether any Assessment Ballot has been properly signed by an owner or authorized representative of an owner or (b) any other matter respecting any Assessment Ballot and its proper treatment in the assessment ballot procedure, the City Clerk reserves entitlement to continue the matter of announcing results to provide the Clerk with such opportunity.

The Assessment Ballots are weighted according to the proportional financial obligation the affected property has to the total Assessment amount. (Simplified, this means one vote for each one dollar of assessment.)

In the event that Assessment Ballots in opposition exceed those in support, there will be a "majority protest" and the Council will be precluded from proceeding with the proposed assessment.

NEED FOR WRITTEN STATEMENT OF GROUNDS OF PROTEST

8. Property owners wishing to preserve the opportunity to file a lawsuit challenging the assessment, if levied, are required by law to file a written protest and to state therein all the specific grounds of objection. Any grounds of objection not stated in a written protest filed prior to the close of the public hearing of protests are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.

FURTHER INFORMATION OR QUESTIONS

9. If For further information, you may refer to the Resolution of Intention and the Engineer's Report, both on file with the City Clerk at 221 West Pine Street, Lodi, CA. Said Resolution of Intention and Engineer's Report are open to public inspection and are incorporated herein by reference. All interested parties are especially referred to the Engineer's Report for a full description of the improvements, the parcels of land deemed specially benefited by the improvements, the proposed assessments on all of the parcels of land being assessed, and the method of estimating the proportionality of benefit amount to the parcels, using the dueF concept.

If you have questions about the assessment, please contact Wally Sandelin, Public Works Department (209) 333-6709. If you have questions about the Assessment Ballot, please contact the City Clerk's office at (209) 333-6702.

All proceedings before the City Council are conducted in English. The City of Lodi does not furnish interpreters and, if one is needed, it shall be the responsibility of the person needing one.

DATED: July 7, 2004

SUSAN J. BLACKSTON
City Clerk of the City of Lodi

CITY OF LODI
LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5 LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1

IMPORTANT – OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

This ballot is for the use of the property owner of the parcel identified below, which parcel is located within the proposed Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1. Please advise the City Clerk at (209) 333-6702 if the name set forth below is incorrect or if you are no longer the owner of the parcel.

This ballot may be used to express either support for or opposition to the proposed assessment. In order to be counted, this ballot must be marked "Yes" or "No", dated and signed in ink below by an owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk at the Lodi City Hall, 221 West Pine Street, Lodi, CA 95241-1910, either by mail or in person, as follows:

Mail Delivery If by mail. Place the ballot in the enclosed, self-addressed stamped return envelope and place in the mail not later than one calendar week prior to September 1, 2004. The City Clerk cannot be responsible for late delivery of mailed ballots.

Personal Delivery If in person, to the City Clerk during regular office hours (8:00a.m. to 5:00 p.m.) at any time up to 5:00 on September 1, 2004 at the City Clerk's office at Lodi City Hall, 221 West Pine Street, Lodi, CA or at the protest hearing itself, scheduled for 7:00 p.m. on that date in the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street Lodi, CA

Whether delivered by mail or in person, the ballot must be received by the City Clerk prior to the close of the public hearing on September 1, 2004.

TO CAST THIS BALLOT, SIGN IN INK, DATE AND RETURN THIS ENTIRE PAGE

OFFICIAL ASSESSMENT BALLOT

Assessor's Parcel Number	Maximum Assessment Amount
058-230-17 (portion)	\$1,380.00*
Now 058-230-27	Total: \$1,380.00*

Owner Name
J Jeffery Kirst and Carol Ann Kirst
Trustees of The Jeffery and Carol
Kirst Family Trust Dated 12/21/94

*(Upon subdivision 6 lots/dueFs at a Maximum Annual
Assessment Amount \$230.00 per lot/dueF)

Mark With an "X" in the appropriate blank

BALLOT MEASURE

all the Lodi City Council annex Legacy Estates I, Legacy Estates II, and Kirst Estates to Lodi Consolidated	YES _____
andscape Maintenance Assessment District No. 2003-1, form Zone 5 and levy a Maximum Assessment	
it to exceed the amount set forth above on the parcel(s) identified for masonry walls, street parkway trees amenities and	
rk maintenance with annual maximum increases in future assessments in an amount equal to the greater of 5%	NO _____
the percentage increase of the Local Consumer Price Index (CPI). CPI applied is for the San Francisco- Oakland-	
in Jose Area for All Urban Consumers, as developed by U. S. Bureau of Labor Statistics for a similar period of time?	

I hereby certify under penalty of perjury that I am the legal owner or the authorized representative of the legal property owner and am therefore the person to execute this ballot for the property shown above.

Date: _____, 2004

Property Owner Signature _____

Printed Name of Property Owner: J Jeffery Kirst et al Trustees

DEADLINE FOR CITY CLERK TO RECEIVE COMPLETED BALLOTS IS SEPTEMBER 1, 2004

CITY OF LODI
CITY CLERK
221 West Pine Street
Lodi, CA 95241-1910

NOTICE OF PUBLIC HEARING AND ASSESSMENT BALLOT



|||||
J. Jeffery Kirst et al Trustee
P. O. Box 1259
Woodbridge, CA 95258

July 14, 2004

RECEIVED
2004 AUG 18 PM 12:
CITY CLERK
CITY OF LODI

CITY OF LODI
Legacy Estates I, Legacy Estates II and Kirst Estates Zone 5
Lodi Consolidated Landscape Maintenance
Assessment District No. 2003-1

LEGACY ESTATES I AND LEGACY ESTATES II

**CERTIFICATE OF MAILING/PERSONAL DELIVERY AND /OR ELECTRONIC
DELIVERY OF NOTICE OF PUBLIC HEARING AND ASSESSMENT BALLOT
PROCEDURE, PROPERTY OWNER ASSESSMENT BALLOT, APPOINTMENT AND
WAIVER AND CONSENT**

I, Timothy J. Hachman, under penalty of perjury, certify as follows:

That for and on behalf of the Clerk of the City of Lodi, and on July 28, 2004, I caused to be mailed/personally delivered and/or electronically delivered a Notice of Public Hearing and Assessment Ballot Procedure, Property Owner Assessment Ballot, Appointment and Wavier and Consent for the City of Lodi, Legacy Estates I and Legacy Estates II Zone 5, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, postage prepaid, to all persons or their authorized representatives owning real property proposed to be assessed whose names and addresses appear on the last San Joaquin County equalized assessment roll of general taxes or as are known to said City Clerk, a copy of which Notice and Assessment Ballot Procedure, Property Owner Assessment Ballot, Appointment and Wavier and Consent is hereto attached and marked Exhibit "A."

Executed on August 17, 2004.


TIMOTHY J. HACHMAN

NOTICE OF PUBLIC HEARING AND BALLOT PROCEDURE

CITY OF LODI COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5 AND THE VILLAS ZONE 6

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, commencing with Section 22500, California Government Code Section 53753 and Section 4 of Article XIII D of the California Constitution, the Lodi City Council the "Council" has ordered that Notice be given as follows:

LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5

PUBLIC HEARING

1. On Wednesday, September 1, 2004, at 7:00 P.M. (or as soon thereafter as circumstances permit), in the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the Council will hold a Public Protest Hearing respecting the proposed annexation of territory (Legacy Estates I, Legacy Estates II, and Kirst Estates) to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (District) and the formation of Zone 5 when and where: (i) the Council will hear all protests to the annexation, the formation of Zone 5, the maintenance budget and levy of assessments, (ii) the Clerk will tabulate the Assessment Ballots received, and not withdrawn, in support of or opposition to the proposed annexation, Zone 5 formation and assessment, weighting the Assessment Ballots by the amount of the proposed assessments to be levied upon the identified parcel for which each Assessment Ballot was submitted, and (iii) the Council will consider and finally act upon the annexation, the formation of Zone 5, the proposed budget and levy of assessments. Any person interested may file a written protest with the City Clerk, City Hall, 221 West Pine Street, Lodi, CA 95241-1910, at or before the above time set for the Public Hearing. Wally Sandelin, Public Works Department, Telephone (209) 333-6709 is the person designated by the City Council to answer inquiries regarding the protest proceedings.

INFORMATION ABOUT THE PROJECT

2. The public improvements to be maintained by proposed Zone 5 are masonry walls, street parkway trees, amenities and park maintenance.

INFORMATION ABOUT COSTS, ASSESSMENT AND DURATION OF ASSESSMENTS

3. The proposed budget for the fiscal year 2005/2006 and the maximum annual budget with the individual parcels and amounts of estimated assessments are shown in the Engineer's Report on file with the City Clerk, City Hall, 221 West Pine Street, Lodi, CA 95241-1910. The estimated costs and expenses to be assessed to the benefited parcels also include related management and administrative expenses. Interested persons are referred to the City Clerk's Office to examine the Engineer's Report for further information.

4. The total best estimate of the costs and expenses of the proposed maintenance of improvements and related assessment proceedings for the fiscal year 2005-2006 is the total sum of

\$28,098.00. The maximum annual cost and expense is \$51,290.00. The amount of the assessment proposed for your parcel is set forth in the Official Property Owners Assessment Ballot which accompanies this Notice. The reason that an assessment is proposed for your parcel is that the Engineer's Report recommends and the Council has preliminary determined that the property is specially benefited by the maintenance of the improvements.

5. The Engineer's Report recommends that each of the parcels shall be assessed on the basis of the number of "Dwelling Unit Equivalent Factor (dueF)" assigned to the parcel, with one dueF unit representing the benefit equivalent of a single-family residence. The proposed fiscal year 2005-2006 annual assessment per dueF is \$126.00. The proposed maximum annual assessment for each dueF is \$230.00. **The assessment will continue indefinitely.**

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics for a similar period of time. **(By law the City can only increase an assessment if and when the actual cost of maintenance increases above the present cost.)**

ASSESSMENT BALLOT PROCEDURE AND 'MAJORITY PROTEST'

6. As provided by Section 4 of Article XIID of the California Constitution and Section 53753 of the California Government Code the Official Property Owners Assessment Ballot has been enclosed with this Notice, along with a self-addressed stamped returned envelope by which the Assessment Ballot may be returned to the Clerk. This is THE Official Assessment Ballot to be signed and returned to the City Clerk. It is not a sample ballot. You will not receive any other or additional Assessment Ballot. In order to make this Assessment Ballot count, in determining whether a "majority protest" exists, you must mark it (with an "X" indicating YES or NO), date it, sign it and submit it to the City Clerk no later than the close of the Public Hearing of Protests. If for any reason any Assessment Ballot has not been received by the City Clerk prior to the close of the Public Hearing of Protests, it will not be considered.

After the Assessment Ballot has been marked "Yes" or "No", dated and signed, it may be returned in the enclosed self-addressed stamped return envelope. This Assessment Ballot may be used by the owner or owners of any parcel to express either support of or opposition to the proposed assessment. Please see the Assessment Ballot for instructions respecting the alternative methods for submitting the completed Assessment Ballot either by mail (which may be done by using the enclosed return stamped envelope) or by personal delivery either prior to or at the time of the close of the Public Hearing of Protests. See the enclosed Assessment Ballot for further instructions.

7. Immediately following the close of the Public Hearing of Protests, whether on September 1, 2004, or at the conclusion of any continuation of said Hearing to a later date or to later dates the City Clerk or designee will open and tabulate the Assessment Ballots received prior to the close of the Public Hearing and the results will be announced; provided that, in the event that the Clerk requires an opportunity to determine (a) whether any Assessment Ballot has been properly signed by an owner or authorized representative of an owner or (b) any other matter respecting any Assessment Ballot and its proper treatment in the assessment ballot procedure, the City Clerk reserves entitlement to continue the matter of announcing results to provide the Clerk with such opportunity.

The Assessment Ballots are weighted according to the proportional financial obligation the affected property has to the total Assessment amount. (Simplified, this means one vote for each one dollar of assessment.)

In the event that Assessment Ballots in opposition exceed those in support, there will be a "majority protest" and the Council will be precluded from proceeding with the proposed assessment.

NEED FOR WRITTEN STATEMENT OF GROUNDS OF PROTEST

8. Property owners wishing to preserve the opportunity to file a lawsuit challenging the assessment, if levied, are required by law to file a written protest and to state therein all the specific grounds of objection. Any grounds of objection not stated in a written protest filed prior to the close of the public hearing of protests are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.

FURTHER INFORMATION OR QUESTIONS

9. If For further information, you may refer to the Resolution of Intention and the Engineer's Report, both on file with the City Clerk at 221 West Pine Street, Lodi, CA. Said Resolution of Intention and Engineer's Report are open to public inspection and are incorporated herein by reference. All interested parties are especially referred to the Engineer's Report for a full description of the improvements, the parcels of land deemed specially benefited by the improvements, the proposed assessments on all of the parcels of land being assessed, and the method of estimating the proportionality of benefit amount to the parcels, using the dueF concept.

If you have questions about the assessment, please contact Wally Sandelin, Public Works Department (209) 333-6709. If you have questions about the Assessment Ballot, please contact the City Clerk's office at (209) 333-6702.

All proceedings before the City Council are conducted in English. The City of Lodi does not furnish interpreters and, if one is needed, it shall be the responsibility of the person needing one.

DATED: July 7, 2004

SUSAN J. BLACKSTON
City Clerk of the City of Lodi

CITY OF LODI
LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5 LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1

IMPORTANT - OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

This ballot is for the use of the property owner of the parcel identified below, which parcel is located within the proposed Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1. Please advise the City Clerk at (209) 333-6702 if the name set forth below is incorrect or if you are no longer the owner of the parcel.

This ballot may be used to express either support for or opposition to the proposed assessment. In order to be counted, this ballot must be marked "Yes" or "No", dated and signed in ink below by an owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk at the Lodi City Hall, 221 West Pine Street, Lodi, CA 95241-1910, either by mail or in person, as follows:

Mail Delivery If by mail. Place the ballot in the enclosed, self-addressed stamped return envelope and place in the mail not later than one calendar week prior to September 1, 2004. The City Clerk cannot be responsible for late delivery of mailed ballots.

Personal Delivery If in person, to the City Clerk during regular office hours (8:00a.m. to 5:00 p.m.) at any time up to 5:00 on September 1, 2004 at the City Clerk's office at Lodi City Hall, 221 West Pine Street, Lodi, CA or at the protest hearing itself, scheduled for 7:00 p.m. on that date in the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street Lodi, CA

Whether delivered by mail or in person, the ballot must be received by the City Clerk prior to the close of the public hearing on September 1, 2004.

TO CAST THIS BALLOT, SIGN IN INK, DATE AND RETURN THIS ENTIRE PAGE

OFFICIAL ASSESSMENT BALLOT

Assessor's Parcel Number
058-230-13
058-230-22

Maximum Assessment Amount
\$11,500.00*
\$20,700.00*

Total: \$32,200.00

Owner Name
FCB Building Partners II, LP

*(Upon subdivision 140 lots/dueFs at a Maximum Annual
Assessment Amount \$230.00 per lot/dueF)

Mark With an "X" in the appropriate blank

BALLOT MEASURE

Shall the Lodi City Council annex Legacy Estates I, Legacy Estates II, and Kirst Estates to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, form Zone 5 and levy a Maximum Assessment Amount that would exceed the amount set forth above on the parcel(s) identified for masonry walls, street parkway trees amenities and park maintenance with annual maximum increases in future assessments in an amount equal to the greater of 5% or the percentage increase of the Local Consumer Price Index (CPI). CPI applied is for the San Francisco- Oakland- San Jose Area for All Urban Consumers, as developed by U. S. Bureau of Labor Statistics for a similar period of time?

YES ☒
NO ☐

I hereby certify under penalty of perjury that I am the legal owner or the authorized representative of the legal property owner and am therefore the person to execute this ballot for the property shown above.

Date: 8/12, 2004

Property Owner Signature

Printed Name of Property Owner: FCB Building Partners II, LP

DEADLINE FOR CITY CLERK TO RECEIVE COMPLETED BALLOTS IS SEPTEMBER 1, 2004

APPOINTMENT OF REPRESENTATIVE TO ACT FOR
PROPERTY
IN RESPECT OF PROPERTY OWNER ASSESSMENT BALLOT

LEGACY ESTATES I, LEGACY ESTATES II AND KIRST
ESTATES ZONE 5
AND
THE VILLAS ZONE 6

LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

The undersigned authorized representative of FCB Building Partners II, LP (the "Owner") declares that Owner is the owner of a parcel of real property (APN 058-230-25) proposed to be annexed as Zone 5 to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (the "District") which will be subject to a special maintenance assessment with respect to the District, and the City is undertaking proceedings for the annexation of Zone 5 to the District and levy of a special maintenance assessment to finance the ongoing maintenance of certain improvements of benefit to the land within the District, which proceedings include a property owner assessment ballot.

Owner hereby authorizes **THOMAS P. DOUCETTE** to act in all respects for property owned by Owner, including acting for Owner in casting votes and executing the ballot.

Owner has executed a Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Conducting a Property Owner Assessment Ballot.

The undersigned declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this Appointment is signed by an authorized signatory for the landowner named below as of the date indicated below.

Date: 8/12, 2004

FCB Building Partners II, LP

By: Thomas P. Doucette

President of Frontier Land
Companies, General Partner

**WAIVER AND CONSENT TO
ANNEXATION TO DISTRICT
LEVY OF MAXIMUM ANNUAL ASSESSMENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR CONDUCTING PROPERTY OWNER
ASSESSMENT BALLOT**

**LEGACY ESTATES I, LEGACY ESTATES II AND KIRST ESTATES ZONE 5
AND
THE VILLAS ZONE 6**

**LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA**

The undersigned is the authorized representative of **FCB Building Partners II, LP** owner of APNs 058-230-13 and 22 the owner (the "Owner") of the real property within the City of Lodi, County of San Joaquin, State of California (the "City") which is proposed to be annexed into Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 as Zone 5 (the "District"), which will be subject to a maximum annual assessment with respect to the District. The City is undertaking proceedings for the annexation to the District, the formation of Zone 5 and the levy of an annual maximum assessment on the property included therein, which proceedings include a property owner assessment ballot.

The undersigned, on behalf of the Owner, hereby requests that the above parcels be annexed to the District and Zone 5 be formed, that the APN parcels set forth above be subject to the maximum annual assessment with respect to the District; that the parcels be subject to and a maximum annual assessment be levied as contained in the Engineer's Report on file in these proceedings.

In that connection, **THOMAS P. DOUCETTE** is the person legally entitled and authorized to cast the assessment ballot for the above-referenced Owner attributable to the above-referenced parcels in the property owner assessment ballot to be conducted within the District to determine, among other things, that the above APNs be subject to the maximum annual assessment and that the maximum annual assessment be levied as contained in the Engineer's Report on file in these proceedings.

The undersigned consents to the annexation of the above referenced parcels to the District, the formation of Zone 5 and to the levy of the maximum annual assessment as provided in the Engineer's Report.

The undersigned, on behalf of the above-referenced Owner, hereby waives any and all minimum time periods relative to the assessment ballot pursuant to Government Code Section 54954.6

The undersigned, on behalf of the above-referenced Owner, hereby waives the notice, protest, hearing, assessment ballot, mailings and any publication requirements under Government Code Section 53753 and Article XIII C and D of the California Constitution and Sections 22608 and 22608.2 of the Streets and Highways Code.

The undersigned, on behalf of the above-referenced Owner, hereby waives the requirements regarding the time to mail assessment ballots to the qualified property owners pursuant to Government Code Sections 53753 and 54954.6 and agrees that the representative of the above-referenced Owner may accept either mailed service or personal service of the assessment ballots.

The undersigned, on behalf of the above-referenced Owner, hereby waives the requirements regarding identification envelopes for the return of assessment ballots, regarding keeping the envelope sealed, regarding the assessment ballot be in a form that conceals it or that it be placed in an envelope all as contained in Government Code Section 53753 and 54954.6.

Further, the undersigned, on behalf of the above-referenced Owner, hereby waives any and all defects in notice or procedure in the conduct of the assessment ballot, whether known or unknown (except the right to cast the assessment ballot and to have the assessment ballots fairly counted).

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on the date set forth below.

Date: 8/12, 2004

FCB Building Partners II, LP

By: Thomas P Donath

Title: President of Frontier Land
Companies, General Partner

CITY OF LODI
LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5 LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1

IMPORTANT - OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

This ballot is for the use of the property owner of the parcel identified below, which parcel is located within the proposed Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1. Please advise the City Clerk at (209) 333-6702 if the name set forth below is incorrect or if you are no longer the owner of the parcel.

This ballot may be used to express either support for or opposition to the proposed assessment. In order to be counted, this ballot must be marked "Yes" or "No", dated and signed in ink below by an owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk at the Lodi City Hall, 221 West Pine Street, Lodi, CA 95241-1910, either by mail or in person, as follows:

Mail Delivery If by mail. Place the ballot in the enclosed, self-addressed stamped return envelope and place in the mail not later than one calendar week prior to September 1, 2004. The City Clerk cannot be responsible for late delivery of mailed ballots.

Personal Delivery If in person, to the City Clerk during regular office hours (8:00a.m. to 5:00 p.m.) at any time up to 5:00 on September 1, 2004 at the City Clerk's office at Lodi City Hall, 221 West Pine Street, Lodi, CA or at the protest hearing itself, scheduled for 7:00 p.m. on that date in the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street Lodi, CA

Whether delivered by mail or in person, the ballot must be received by the City Clerk prior to the close of the public hearing on September 1, 2004.

TO CAST THIS BALLOT, SIGN IN INK, DATE AND RETURN THIS ENTIRE PAGE

OFFICIAL ASSESSMENT BALLOT

Assessor's Parcel Number
058-230-25

Maximum Assessment Amount
\$17,710.00*

Total: \$17,710.00*

Owner Name
FCB Building Partners II, LP

*(Upon subdivision 77 lots/dues at a Maximum Annual
Assessment Amount \$230.00 per lot/dues)

Mark With an "X" in the appropriate blank

BALLOT MEASURE

Shall the Lodi City Council annex Legacy Estates I, Legacy Estates II, and Kirst Estates to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, form Zone 5 and levy a Maximum Assessment not to exceed the amount set forth above on the parcel(s) identified for masonry walls, street parkway trees amenities and park maintenance with annual maximum increases in future assessments in an amount equal to the greater of 5% the percentage increase of the Local Consumer Price Index (CPI). CPI applied is for the San Francisco- Oakland- San Jose Area for All Urban Consumers, as developed by U. S. Bureau of Labor Statistics for a similar period of time?

YES ☒

NO ☐

I hereby certify under penalty of perjury that I am the legal owner or the authorized representative of the legal property owner and am therefore the person to execute this ballot for the property shown above.

Date: 8/12, 2004

Property Owner Signature

Printed Name of Property Owner: FCB Building Partners II, LP

DEADLINE FOR CITY CLERK TO RECEIVE COMPLETED BALLOTS IS SEPTEMBER 1, 2004

**WAIVER AND CONSENT TO
ANNEXATION TO DISTRICT
LEVY OF MAXIMUM ANNUAL ASSESSMENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR CONDUCTING PROPERTY OWNER
ASSESSMENT BALLOT**

**LEGACY ESTATES I, LEGACY ESTATES II AND KIRST ESTATES ZONE 5
AND
THE VILLAS ZONE 6**

**LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA**

The undersigned is the authorized representative of **FCB Building Partners II, LP** owner of APN 058-230-25 the owner (the "Owner") of the real property within the City of Lodi, County of San Joaquin, State of California (the "City") which is proposed to be annexed into Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 as Zone 5 (the "District"), which will be subject to a maximum annual assessment with respect to the District. The City is undertaking proceedings for the annexation to the District, the formation of Zone 5 and the levy of an annual maximum assessment on the property included therein, which proceedings include a property owner assessment ballot.

The undersigned, on behalf of the Owner, hereby requests that the above parcel be annexed to the District and Zone 5 be formed, that the APN parcel set forth above be subject to the maximum annual assessment with respect to the District; that the parcel be subject to and a maximum annual assessment be levied as contained in the Engineer's Report on file in these proceedings.

In that connection, **THOMAS P. DOUCETTE** is the person legally entitled and authorized to cast the assessment ballot for the above-referenced Owner attributable to the above-referenced parcels in the property owner assessment ballot to be conducted within the District to determine, among other things, that the above APN be subject to the maximum annual assessment and that the maximum annual assessment be levied as contained in the Engineer's Report on file in these proceedings.

The undersigned consents to the annexation of the above referenced parcels to the District, the formation of Zone 5 and to the levy of the maximum annual assessment as provided in the Engineer's Report.

The undersigned, on behalf of the above-referenced Owner, hereby waives any and all minimum time periods relative to the assessment ballot pursuant to Government Code Section 54954.6

The undersigned, on behalf of the above-referenced Owner, hereby waives the notice, protest, hearing, assessment ballot, mailings and any publication requirements under Government Code Section 53753 and Article XIII C and D of the California Constitution and Sections 22608 and 22608.2 of the Streets and Highways Code.

The undersigned, on behalf of the above-referenced Owner, hereby waives the requirements regarding the time to mail assessment ballots to the qualified property owners pursuant to Government Code Sections 53753 and 54954.6 and agrees that the representative of the above-referenced Owner may accept either mailed service or personal service of the assessment ballots.

The undersigned, on behalf of the above-referenced Owner, hereby waives the requirements regarding identification envelopes for the return of assessment ballots, regarding keeping the envelope sealed, regarding the assessment ballot be in a form that conceals it or that it be placed in an envelope all as contained in Government Code Section 53753 and 54954.6.

Further, the undersigned, on behalf of the above-referenced Owner, hereby waives any and all defects in notice or procedure in the conduct of the assessment ballot, whether known or unknown (except the right to cast the assessment ballot and to have the assessment ballots fairly counted).

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on the date set forth below.

Date: 8/12, 2004

FCB Building Partners II < LP

By: Thomas P. Donnell

President of Frontier Land
Companies, General Partner

APPOINTMENT OF REPRESENTATIVE TO ACT FOR
PROPERTY
IN RESPECT OF PROPERTY OWNER ASSESSMENT BALLOT

LEGACY ESTATES I, LEGACY ESTATES II AND KIRST
ESTATES ZONE 5
AND
THE VILLAS ZONE 6

LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

The undersigned authorized representative of FCB Building Partners II, LP (the "Owner") declares that Owner is the owner of the parcels of real property (APN 058-230-13 and 22) proposed to be annexed as Zone 5 to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (the "District") which will be subject to a special maintenance assessment with respect to the District, and the City is undertaking proceedings for the annexation of Zone 5 to the District and levy of a special maintenance assessment to finance the ongoing maintenance of certain improvements of benefit to the land within the District, which proceedings include a property owner assessment ballot.

Owner hereby authorizes **THOMAS P. DOUCETTE** to act in all respects for property owned by Owner, including acting for Owner in casting votes and executing the ballot.

Owner has executed a Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Conducting a Property Owner Assessment Ballot.

The undersigned declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this Appointment is signed by an authorized signatory for the landowner named below as of the date indicated below.

Date: 8/12, 2004

FCB Building Partners II, LP

By: Thomas P. Doucette
Its: President of Frontier Land
Companies, General Partner

RECEIVED

2004 AUG 18 PM 12:24

CITY CLERK
CITY OF LODI

**CITY OF LODI
The Villas Zone 6
Lodi Consolidated Landscape Maintenance
Assessment District No. 2003-1**

**CERTIFICATE OF MAILING/PERSONAL DELIVERY AND /OR ELECTRONIC
DELIVERY OF NOTICE OF PUBLIC HEARING AND ASSESSMENT BALLOT
PROCEDURE, PROPERTY OWNER ASSESSMENT BALLOT, APPOINTMENT AND
WAIVER AND CONSENT**

I, Timothy J. Hachman, under penalty of perjury, certify as follows:

That for and on behalf of the Clerk of the City of Lodi, and on July 28, 2004, I caused to be mailed/personally delivered and/or electronically delivered a Notice of Public Hearing and Assessment Ballot Procedure, Property Owner Assessment Ballot, Appointment and Wavier and Consent for the City of Lodi, The Villas Zone 6, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, postage prepaid, to all persons or their authorized representatives owning real property proposed to be assessed whose names and addresses appear on the last San Joaquin County equalized assessment roll of general taxes or as are known to said City Clerk, a copy of which Notice and Assessment Ballot Procedure, Property Owner Assessment Ballot, Appointment and Wavier and Consent is hereto attached and marked Exhibit "A."

Executed on August 17, 2004.


TIMOTHY J. HACHMAN

NOTICE OF PUBLIC HEARING AND BALLOT PROCEDURE

CITY OF LODI COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5 AND THE VILLAS ZONE 6

LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, commencing with Section 22500, California Government Code Section 53753 and Section 4 of Article XIIIID of the California Constitution, the Lodi City Council the "Council" has ordered that Notice be given as follows:

THE VILLAS ZONE 6

PUBLIC HEARING

1. On Wednesday, September 1, 2004, at 7:00 P.M. (or as soon thereafter as circumstances permit), in the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the Council will hold a Public Protest Hearing respecting the proposed annexation of territory (The Villas) to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (District) and the formation of Zone 6 when and where: (i) the Council will hear all protests to the annexation, the formation of Zone 6, the maintenance budget and levy of assessments, (ii) the Clerk will tabulate the Assessment Ballots received, and not withdrawn, in support of or opposition to the proposed annexation, Zone 6 formation and assessment, weighting the Assessment Ballots by the amount of the proposed assessments to be levied upon the identified parcel for which each Assessment Ballot was submitted, and (iii) the Council will consider and finally act upon the annexation, the formation of Zone 6, the proposed budget and levy of assessments. Any person interested may file a written protest with the City Clerk, City Hall, 221 West Pine Street, Lodi, CA 95241-1910, at or before the above time set for the Public Hearing. Wally Sandelin, Public Works Department, Telephone (209) 333-6709 is the person designated by the City Council to answer inquiries regarding the protest proceedings.

INFORMATION ABOUT THE PROJECT

2. The public improvements to be maintained by proposed Zone 6 are masonry walls, street parkway trees, driveways, amenities and park maintenance.

INFORMATION ABOUT COSTS, ASSESSMENT AND DURATION OF ASSESSMENTS

3. The proposed budget for the fiscal year 2005/2006 and the maximum annual budget with the individual parcels and amounts of estimated assessments are shown in the Engineer's Report on file with the City Clerk, City Hall, 221 West Pine Street, Lodi, CA 95241-1910. The estimated costs and expenses to be assessed to the benefited parcels also include related management and administrative expenses. Interested persons are referred to the City Clerk's Office to examine the Engineer's Report for further information.

4. The total best estimate of the costs and expenses of the proposed maintenance of improvements and related assessment proceedings for the fiscal year 2005-2006 is the total sum of \$34,000.00. The maximum annual cost and expense is \$41,920.00. The amount of the assessment

proposed for your parcel is set forth in the Official Property Owners Assessment Ballot which accompanies this Notice. The reason that an assessment is proposed for your parcel is that the Engineer's Report recommends and the Council has preliminary determined that the property is specially benefited by the maintenance of the improvements.

5. The Engineer's Report recommends that each of the parcels shall be assessed on the basis of the number of "Dwelling Unit Equivalent Factor (dueF)" assigned to the parcel, with one dueF unit representing the benefit equivalent of a single-family residence. The proposed fiscal year 2005-2006 annual assessment per dueF is \$425.00. The proposed maximum annual assessment for each dueF is \$524.00. **The assessment will continue indefinitely.**

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics for a similar period of time. **(By law the City can only increase an assessment if and when the actual cost of maintenance increases above the present cost.)**

ASSESSMENT BALLOT PROCEDURE AND 'MAJORITY PROTEST'

6. As provided by Section 4 of Article XIII D of the California Constitution and Section 53753 of the California Government Code the Official Property Owners Assessment Ballot has been enclosed with this Notice, along with a self-addressed stamped returned envelope by which the Assessment Ballot may be returned to the Clerk. This is THE Official Assessment Ballot to be signed and returned to the City Clerk. It is not a sample ballot. You will not receive any other or additional Assessment Ballot. In order to make this Assessment Ballot count, in determining whether a "majority protest" exists, you must mark it (with an "X" indicating YES or NO), date it, sign it and submit it to the City Clerk no later than the close of the Public Hearing of Protests. If for any reason any Assessment Ballot has not been received by the City Clerk prior to the close of the Public Hearing of Protests, it will not be considered.

After the Assessment Ballot has been marked "Yes" or "No", dated and signed, it may be returned in the enclosed self-addressed stamped return envelope. This Assessment Ballot may be used by the owner or owners of any parcel to express either support of or opposition to the proposed assessment. Please see the Assessment Ballot for instructions respecting the alternative methods for submitting the completed Assessment Ballot either by mail (which may be done by using the enclosed return stamped envelope) or by personal delivery either prior to or at the time of the close of the Public Hearing of Protests. See the enclosed Assessment Ballot for further instructions.

7. Immediately following the close of the Public Hearing of Protests, whether on September 1, 2004, or at the conclusion of any continuation of said Hearing to a later date or to later dates the City Clerk or designee will open and tabulate the Assessment Ballots received prior to the close of the Public Hearing and the results will be announced; provided that, in the event that the Clerk requires an opportunity to determine (a) whether any Assessment Ballot has been properly signed by an owner or authorized representative of an owner or (b) any other matter respecting any Assessment Ballot and its proper treatment in the assessment ballot procedure, the City Clerk reserves entitlement to continue the matter of announcing results to provide the Clerk with such opportunity.

The Assessment Ballots are weighted according to the proportional financial obligation the affected property has to the total Assessment amount. (Simplified, this means one vote for each one dollar of assessment.)

In the event that Assessment Ballots in opposition exceed those in support, there will be a "majority protest" and the Council will be precluded from proceeding with the proposed assessment.

NEED FOR WRITTEN STATEMENT OF GROUNDS OF PROTEST

8. Property owners wishing to preserve the opportunity to file a lawsuit challenging the assessment, if levied, are required by law to file a written protest and to state therein all the specific grounds of objection. Any grounds of objection not stated in a written protest filed prior to the close of the public hearing of protests are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.

FURTHER INFORMATION OR QUESTIONS

9. If For further information, you may refer to the Resolution of Intention and the Engineer's Report, both on file with the City Clerk at 221 West Pine Street, Lodi, CA. Said Resolution of Intention and Engineer's Report are open to public inspection and are incorporated herein by reference. All interested parties are especially referred to the Engineer's Report for a full description of the improvements, the parcels of land deemed specially benefited by the improvements, the proposed assessments on all of the parcels of land being assessed, and the method of estimating the proportionality of benefit amount to the parcels, using the dueF concept.

If you have questions about the assessment, please contact Wally Sandelin, Public Works Department (209) 333-6709. If you have questions about the Assessment Ballot, please contact the City Clerk's office at (209) 333-6702.

All proceedings before the City Council are conducted in English. The City of Lodi does not furnish interpreters and, if one is needed, it shall be the responsibility of the person needing one.

DATED: July 7, 2004

SUSAN J. BLACKSTON
City Clerk of the City of Lodi

CITY OF LODI
THE VILLAS ZONE 6 LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1

IMPORTANT - OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

This ballot is for the use of the property owner of the parcel identified below, which parcel is located within the proposed The Villas Zone 6, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1. Please advise the City Clerk at (209) 333-6702 if the name set forth below is incorrect or if you are no longer the owner of the parcel.

This ballot may be used to express either support for or opposition to the proposed assessment. In order to be counted, this ballot must be marked "Yes" or "No", dated and signed in ink below by an owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk at the Lodi City Hall, 221 West Pine Street, Lodi, CA 95241-1910, either by mail or in person, as follows:

Mail Delivery If by mail. Place the ballot in the enclosed, self-addressed stamped return envelope and place in the mail not later than one calendar week prior to September 1, 2004. The City Clerk cannot be responsible for late delivery of mailed ballots.

Personal Delivery If in person, to the City Clerk during regular office hours (8:00a.m. to 5:00 p.m.) at any time up to 5:00 on September 1, 2004 at the City Clerk's office at Lodi City Hall, 221 West Pine Street, Lodi, CA or at the protest hearing itself, scheduled for 7:00 p.m. on that date in the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street Lodi, CA

Whether delivered by mail or in person, the ballot must be received by the City Clerk prior to the close of the public hearing on September 1, 2004.

TO CAST THIS BALLOT, SIGN IN INK, DATE AND RETURN THIS ENTIRE PAGE

OFFICIAL ASSESSMENT BALLOT

Assessor's Parcel Number
062-029-17

Maximum Assessment Amount

\$41,920.00*

Total:

\$41,920.00*

Owner Name
KB HOME NORTH BAY, INC.,
a California Corporation

*(Upon subdivision 80 lots/dues at a Maximum Annual
Assessment Amount \$524.00 per lot/dues)

Mark With an "X" in the appropriate blank

BALLOT MEASURE

Shall the Lodi City Council annex The Villas to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, form Zone 6 and levy a Maximum Assessment to exceed the amount set forth above on the parcel(s) identified for masonry walls, street parkway trees, sidewalks, amenities and park maintenance with annual maximum increases in future assessments in an amount equal to the greater of 5% or the percentage increase of the Local Consumer Price Index (CPI). CPI applied to the San Francisco- Oakland-San Jose Area for All Urban Consumers, as developed by U. S. Bureau of Economic Statistics for a similar period of time?

YES X

NO _____

I hereby certify under penalty of perjury that I am the legal owner or the authorized representative of the legal property owner and am therefore the person to execute this ballot for the property shown above.

Date: 8-3, 2004

Property Owner Signature: John A. Barnhart

Printed Name of Property Owner: KB Home North Bay, Inc.

VP LAND DEV

DEADLINE FOR CITY CLERK TO RECEIVE COMPLETED BALLOTS IS SEPTEMBER 1, 2004

**WAIVER AND CONSENT TO
ANNEXATION TO DISTRICT
LEVY OF MAXIMUM ANNUAL ASSESSMENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR CONDUCTING PROPERTY OWNER
ASSESSMENT BALLOT**

**LEGACY ESTATES I, LEGACY ESTATES II AND KIRST ESTATES ZONE 5
AND
THE VILLAS ZONE 6**

**LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA**

The undersigned is the authorized representative of **KB HOME NORTH BAY, INC., A CALIFORNIA CORPORATION** owner of APN 062-029-17 the owner (the "Owner") of the real property within the City of Lodi, County of San Joaquin, State of California (the "City") which is proposed to be annexed into Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 as Zone 6 (the "District"), which will be subject to a maximum annual assessment with respect to the District. The City is undertaking proceedings for the annexation to the District, the formation of Zone 6 and the levy of an annual maximum assessment on the property included therein, which proceedings include a property owner assessment ballot.

The undersigned, on behalf of the Owner, hereby requests that the above parcel be annexed to the District and Zone 6 be formed, that the APN parcel set forth above be subject to the maximum annual assessment with respect to the District; that the parcel be subject to and a maximum annual assessment be levied as contained in the Engineer's Report on file in these proceedings.

In that connection, JOHN A. BARNHART is the person legally entitled and authorized to cast the assessment ballot for the above-referenced Owner attributable to the above-referenced parcel in the property owner assessment ballot to be conducted within the District to determine, among other things, that the above APN be subject to the maximum annual assessment and that the maximum annual assessment be levied as contained in the Engineer's Report on file in these proceedings.

The undersigned consents to the annexation of the above referenced parcel to the District, the formation of Zone 6 and to the levy of the maximum annual assessment as provided in the Engineer's Report.

The undersigned, on behalf of the above-referenced Owner, hereby waives any and all minimum time periods relative to the assessment ballot pursuant to Government Code Section 54954.6

The undersigned, on behalf of the above-referenced Owner, hereby waives the notice, protest, hearing, assessment ballot, mailings and any publication requirements under Government Code Section 53753 and Article XIII C and D of the California Constitution and Sections 22608 and 22608.2 of the Streets and Highways Code.

The undersigned, on behalf of the above-referenced Owner, hereby waives the requirements regarding the time to mail assessment ballots to the qualified property owners pursuant to Government Code Sections 53753 and 54954.6 and agrees that the representative of the above-referenced Owner may accept either mailed service or personal service of the assessment ballots.

The undersigned, on behalf of the above-referenced Owner, hereby waives the requirements regarding identification envelopes for the return of assessment ballots, regarding keeping the envelope sealed, regarding the assessment ballot be in a form that conceals it or that it be placed in an envelope all as contained in Government Code Section 53753 and 54954.6.

Further, the undersigned, on behalf of the above-referenced Owner, hereby waives any and all defects in notice or procedure in the conduct of the assessment ballot, whether known or unknown (except the right to cast the assessment ballot and to have the assessment ballots fairly counted).

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on the date set forth below.

Date: 8-3, 2004

KB HOME NORTH BAY, INC.,
A CALIFORNIA CORPORATION

By: John A. Bamhart

Title: Vp LAND DEV

APPOINTMENT OF REPRESENTATIVE TO ACT FOR
PROPERTY
IN RESPECT OF PROPERTY OWNER ASSESSMENT BALLOT

LEGACY ESTATES I, LEGACY ESTATES II AND KIRST
ESTATES ZONE 5
AND
THE VILLAS ZONE 6

LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

The undersigned authorized representative of KB Home North Bay, Inc., (the "Owner") declares that Owner is the owner of a parcel of real property (APN 062-029-17) proposed to be annexed as Zone 6 to Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (the "District") which will be subject to a special maintenance assessment with respect to the District, and the City is undertaking proceedings for the annexation of Zone 6 to the District and levy of a special maintenance assessment to finance the ongoing maintenance of certain improvements of benefit to the land within the District, which proceedings include a property owner assessment ballot.

Owner hereby authorizes JOHN A. BARNHART to act in all respects for property owned by Owner, including acting for Owner in casting votes and executing the ballot.

Owner has executed a Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Conducting a Property Owner Assessment Ballot.

The undersigned declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this Appointment is signed by an authorized signatory for the landowner named below as of the date indicated below.

Date: 8-3, 2004

KB HOME NORTH BAY, INC.

By: John A. Barnhart

Its: VP LAND DEV